

D4299350

## WRIT OF FIERI FACIAS

W.A. LUCKY, III V.S. BARBARA MARIE CAREY CARR DOCKET NUMBER: C-127573	TWENTY-SIXTH JUDICIAL DISTRICT PARISH OF BOSSIER STATE OF LOUISIANA
--	---

TO: THE HONORABLE JULIAN WHITTINGTON, Sheriff of the Parish of BOSSIER, Greeting:

WE COMMAND YOU, That by seizure and sale of the property, real and personal, rights and credits of

BARBARA MARIE CAREY CARR LOLLAR  
F/K/A BARBARA MARIE CAREY CARR  
6225 TRIBUTARY COURT  
BOSSIER CITY, LA 71112

in the manner prescribed by law, you cause to be made the sum of

\$1,799,450.52


as well as your own charges, to satisfy a judgment lately rendered against the said BARBARA MARIE CAREY CARR LOLLAR F/K/A BARBARA MARIE CAREY CARR in our said Court, for the Parish of Bossier, in favor of the said

W.A. LUCKY III

And how you have executed this writ you make return to our said Court, as the law directs.

WITNESS THE HONORABLE JUDGES OF OUR SAID COURT, THIS THE 7<sup>th</sup> DAY OF JUNE, 2018.

JILL M. SESSIONS, CLERK OF COURT

  
Deputy Clerk of Twenty-Sixth Judicial  
District Court, Bossier Parish, LA

ATTORNEY;  
CURTIS R. SHELTON  
Ayres, Shelton, Williams,  
Benson & Paine, LLC  
318-227-3500

**EXHIBIT B**

**BSO 001**

# 127573

Lucky  
vs.

Carr

6/12/2018 # 127,573

Called Curtis Shelton (227-3306) at 11:05 regarding the writ of fifa. He said to hold off on the writ because he has issued a subpoena for Barbara Carr to produce the \$1,730,000 promissory note on July 5<sup>th</sup>, 2018.

He said he may want us to seize the note on that court date and would be in contact with us before July 5<sup>th</sup>.

jbh

David Powell

**PROMISSORY NOTE**

**\$1,730,000.00**

**November 2, 2017**

FOR VALUE RECEIVED, Ronald William Lollar (the "Maker"), promises to pay to Barbara Marie Carey Carr Lollar (the "Payee"), or his order, the full sum of ONE MILLION SEVEN HUNDRED THIRTY THOUSAND and NO/100 DOLLARS (\$1,730,000.00), plus interest thereon at the rate of four percent (4.0%) per annum until paid as provided for herein. This Note shall be due and payable in four (4) consecutive annual installments of \$100,046.00, and a final BALLOON PAYMENT equal to all remaining principal and interest then due hereunder. The first installment is due and payable on November 1, 2018, and subsequent annual installments shall be due on November 1st of each following calendar year, with the final balloon payment due and payable on November 1, 2022. Maker may prepay all or any portion of the principal due under this Note without penalty. If the note is prepaid in part, the prepayment amount will be applied to the installments due under the note in inverse order of maturity.

All payments due hereunder will be payable at 6225 Tributary Court, Bossier City, Louisiana 71112, or such other address as Payee shall direct in writing.

An Event of Default under this Note shall be deemed to have occurred if Maker fails to pay any payment due hereunder on or before the date such payment is due if such failure is not cured by Maker within fifteen (15) days of Maker's receipt of written notice of default. Upon the occurrence of an Event of Default, provided the default is not cured, the entire principal balance and interest due on this Note may at the option of Payee be declared due and owing in full and if not paid in full. Upon such Event of Default, this Note may be placed in the hands of an attorney for collection, and if suit is filed hereon, Maker agrees and is to pay, in addition, to Payee or any holder, a reasonable attorneys' or collection fee not to exceed five percent (5%) of the principal amount of the Note. Any notice required or permitted by this Note may be delivered to Maker and Endorsers at 6225 Tributary Court, Bossier City, Louisiana 71112, or such other address as Maker shall direct in writing. The exclusive venue for collection of the Note or for any dispute arising with respect to the Note shall be Caddo Parish, Louisiana, and Maker and Payee consent to venue and jurisdiction in such forum for such purposes.

The makers, endorsers, guarantors, and sureties of this Note hereby severally waive presentment for payment, demand, notice of non-payment and protest, all pleas of division or discussion, and consent that time of payment may be extended without notice hereof.

Executed at Shreveport, Louisiana as of the date above written.

**MAKER:**

  
Ronald William Lollar

JAN - 5 2018

**BSO 003**

**EXHIBIT B**

JULIAN C. WHITTINGTON  
SHERIFF  
PH: (318) 965-2203  
FAX: (318) 965-3505



BOSSIER PARISH SHERIFF'S OFFICE  
POST OFFICE BOX 850  
BENTON, LA 71006

September 6, 2018

Caddo Parish Sheriff's Office  
ATTN: Civil Department  
501 Texas Street, Room 101  
Shreveport, LA 71101-5410

**RE: Service for BARBARA MARIE CAREY CARR LOLLAR F/K/A BARBARA  
MARIE CAREY THROUGH MR. J. DAVIS POWELL & W.A. LUCKY, III  
THROUGH ATTORNEYS OF RECORD CURTIS R. SHELTON**

Dear Clerk,

In order to expedite the date of sale (per the attorney) please mail the returns in the self-addressed, stamped envelopes as soon as possible. Should you have any questions, please do not hesitate to contact me. You may reach me at (318) 935-2032. Thank you in advance!

Sincerely,

A handwritten signature in black ink that reads "Kimberly D. Flournoy".

Kimberly D. Flournoy  
Bossier Parish Sheriff's Office  
Civil Department

**BSO 004**

**EXHIBIT B**

SD

**NOTICE OF SEIZURE  
SHERIFF'S OFFICE**

Suit No: (08) 127573 Serial #: 50  
Date: Thursday, September 6, 2018  
W. A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR

JULIAN C. WHITTINGTON, SHERIFF  
P.O.Box 850  
BENTON, LA 71006  
Parish of Bossier  
26th Judicial District Court  
State of Louisiana

TO: LOLLAR, BARBARA MARIE CAREY CARR F/K/A BARBARA MARIE CAREY THROUGH  
MR. J. DAVIS POWELL  
330 MARSHALL STREET, SUITE 1114  
SHREVEPORT, LA 71101

PLEASE TAKE NOTICE: That by virtue of a writ of FIERI FACIAS, issued in, the above mentioned suit, I have seized and taken into my official custody all the rights, title, interest and claims of BARBARA MARIE CAREY CARR, in and for the following named and described property, to wit:

THAT CERTAIN ORIGINAL PROMISSORY NOTE DATED NOVEMBER 2, 2017 MADE BY RONALD WILLIAM LOLLAR PAYABLE TO BARBARA MARIE CAREY CARR LOLLAR OR HER ORDER IN THE PRINCIPAL AMOUNT OF ONE MILLION SEVEN HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$1,730,000.00) PLUS INTEREST THEREON AT THE RATE OF FOUR PERCENT (4.0%) PER ANNUM UNTIL PAID, PAYABLE IN FOUR (4) CONSECUTIVE ANNUAL INSTALLMENTS OF \$ 100,046.00, THE FIRST SUCH INSTALLMENT BEING DUE AND PAYABLE ON NOVEMBER 1, 2018, AND A FINAL BALLOON PAYMENT EQUAL TO ALL REMAINING PRINCIPAL AND INTEREST THEN DUE HEREUNDER, DUE AND PAYABLE ON NOVEMBER 1, 2022.

SEP 7 PM 1 53

132312

NOW, THEREFORE, unless you come forward, from the service of this notice, pay and satisfy the demands of: W. A. LUCKY, III, in the above-entitled suit, and all costs, or point out other property, I will proceed to advertise and sell the above described property, according to law.

This matter is tentatively scheduled for Sheriff's Sale on the first Wednesday, fourteen days from the date of the notice of seizure; however, you should contact the Sheriff's Office at (318)965-3404 for the actual sale date and any rescheduling.

<b>SHERIFF'S RETURN</b>
DATE: <u>9-12-18</u>
SERVED: <u>DAVIS POWELL</u>
PERSONAL: <u>DAVIS POWELL</u>
DOMICILIARY: ( )
UNABLE TO LOCATE: ( )
MOVED: ( )
NO SUCH ADDRESS: ( )
OTHER REASON:
DEPUTY: <u>Chris Vega 7085</u>

JULIAN C. WHITTINGTON-SHERIFF &  
EX-OFFICIO TAX COLLECTOR  
BOSSIER PARISH

BY:

Kim Flournoy  
KIM FLOURNOY

BPSO-CIV-202-0402

Return Copy

RETURN

BSO 005

EXHIBIT B

50

NOTICE TO APPOINT APPRAISER  
SHERIFF'S OFFICE

Suit No: (08) 127573 Serial #: 62  
Date: Thursday, September 6, 2018  
W. A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR

JULIAN C. WHITTINGTON, SHERIFF  
P.O.Box 850  
BENTON, LA 71006

Parish of Bossier  
26th Judicial District Court  
State of Louisiana

TO: LOLLAR, BARBARA MARIE CAREY CARR F/K/A BARBARA MARIE CAREY THROUGH  
MR. J. DAVIS POWELL  
330 MARSHALL STREET, SUITE 1114  
SHREVEPORT, LA 71101

Please be advised that property named in the above captioned suit is being seized.

You are advised to name an appraiser to value the property, and to notify the sheriff of said appointment WITHIN 10 DAYS FROM DATE OF SERVICE.

If you should fail to appoint an appraiser or to notify the sheriff within the time designated, the sheriff shall appoint an appraiser for you.

JULIAN C. WHITTINGTON-SHERIFF &  
EX-OFFICIO TAX COLLECTOR  
BOSSIER PARISH

BY:

*Kim Flournoy*  
KIM FLOURNOY

I HEREBY APPOINT \_\_\_\_\_ AS APPRAISER.

SHERIFF'S RETURN	
DATE:	9-12-18 TJH
SERVED:	APRIL M. WATKINS
PERSONAL:	( )
DOMICILIARY:	( )
UNABLE TO LOCATE:	( )
MOVED:	( )
NO SUCH ADDRESS:	( )
OTHER REASON:	
DEPUTY:	Charles W. 7085

BPSO-CIV-202-0402

BPSO-CIV-203-0402

RETURN

EXHIBIT B

Return Copy

BSO 006

50

SD

NOTICE TO APPOINT APPRAISER  
SHERIFF'S OFFICE

Suit No: (08) 127573- Serial #: 52

Date: Thursday, September 6, 2018

W. A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR

JULIAN C. WHITTINGTON, SHERIFF  
P.O.Box 850  
BENTON, LA 71006

Parish of Bossier  
26th Judicial District Court  
State of Louisiana

TO: LUCKY, III W.A. THROUGH ATTORNEYS OF RECORD CURTIS R. SHELTON  
333 TEXAS STREET, 1400 REGIONS TOWER  
SHREVEPORT, LA 71101

Please be advised that property named in the above captioned suit is being seized.

You are advised to name an appraiser to value the property, and to notify the sheriff of said appointment WITHIN 10 DAYS FROM DATE OF SERVICE.

If you should fail to appoint an appraiser or to notify the sheriff within the time designated, the sheriff shall appoint an appraiser for you.

JULIAN C. WHITTINGTON-SHERIFF &  
EX-OFFICIO TAX COLLECTOR  
BOSSIER PARISH

BY: Kim Flournoy  
KIM FLOURNOY

I HEREBY APPOINT \_\_\_\_\_ AS APPRAISER.

<b>SHERIFF'S RETURN</b>
DATE: <u>9-11-18</u>
SERVED: <u>Curtis Shelton</u>
PERSONAL: ( )
DOMICILIARY: ( )
UNABLE TO LOCATE: ( )
MOVED: ( )
NO SUCH ADDRESS: ( )
OTHER REASON: _____
DEPUTY: <u>Chad Koy</u>

2018 SEP 7 10 1 53

132310

RETURN

**BOSSIER PARISH SHERIFF'S OFFICE  
JULIAN C. WHITTINGTON, SHERIFF  
BOSSIER PARISH, LOUISIANA**

July 5, 2018

**VIA FACSIMILE:** (318) 227-3806

Curtis Shelton  
P. O. Box 22260  
Shreveport, LA 71120-2260

RE: Suit No. (08) 127573-  
W. A. LUCKY, III  
Vs.  
BARBARA MARIE CAREY CARR

Please be advised we have received the Writ of Fieri Facias in the above referenced suit and have also received the original promissory note. In order to proceed, we require a \$ 1500.00 deposit. Please forward this as soon as possible to proceed.

If you have any further questions, please do not hesitate to call.

*Kim Flournoy*

Kimberly D. Flournoy  
Bossier Parish Sheriff's Office  
Civil Division  
(318) 935-2032 ph  
(318) 965-3450 fax

**BSO 008**

**EXHIBIT B**

# Send Result Report



MFP

TASKalfa 4002i

Firmware Version 2NK\_2000.002.326 2017.05.10

W377505419  
07/05/2018 11:49  
[2NK\_1000.002.019] [2ND\_1100.001.007] [2ND\_7000.002.323]

Job No.: 017353

Total Time: 0'00'50"

Page: 002

## Complete

Document: doc01735320180705114831

**BOSSIER PARISH SHERIFF'S OFFICE  
JULIAN C. WHITTINGTON, SHERIFF  
BOSSIER PARISH, LOUISIANA**

**July 5, 2018**

**VIA FACSIMILE:** (318) 227-3806

**Curtis Shelton  
P. O. Box 22260  
Shreveport, LA 71120-2260**

**RE: Suit No. (08) 127573-  
W. A. LUCKY, III  
Vs.  
BARBARA MARIE CAREY CARR**

No.	Date/Time	Destination	Times	Type	Result	Resolution/ECM
001	07/05/18 11 49	92273806	0'00'50"	FAX	OK	200x100 Normal/On

**BSO 009**

**EXHIBIT B**

AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC  
333 TEXAS STREET, 1400 REGIONS TOWER  
SHREVEPORT, LOUISIANA 71101  
TELEPHONE: 318-227-3500  
FACSIMILE: 318-227-3980

Curtis R. Shelton

Direct: 318-227-3306  
curtissshelton@arklatextlaw.com

Mailing address:

Post Office Box 1764  
Shreveport, LA 71166

September 5, 2018

HAND DELIVERED

Hon. Julian C. Whittington  
Bossier Parish Sheriff  
Bossier Parish Sheriff's Office  
Benton, LA 71006

Attention: Ms. Kimberly D. Flournoy  
Civil Division

Re: W. A. Lucky, III vs. Barbara Marie Carey Carr; number 127,573; Section F; 26th Judicial District Court; Bossier Parish, Louisiana

Dear Kim:

Enclosed please find our check in the amount of \$1,500.00 payable to the order of the Bossier Parish Sheriff's Office. This is the deposit for the execution of the writ of fi.fa. by the seizure and sale of the original promissory note that is in the sheriff's possession in connection with the above referenced lawsuit.

The original note is described as follows:

*that contain dated Nov. 2, 2017 made by Ronald William Lollar payable to Barbara Marie Carey Carr or her order*

Original promissory note in the principal amount of One Million Seven Hundred Thirty Thousand and No/100ths Dollars (\$1,730,000.00) plus interest thereon at the rate of four percent (4.0%) per annum until paid, payable in four (4) consecutive annual installments of \$100,046.00, the first such installment being due and payable on November 1, 2018, and a final BALLOON PAYMENT equal to all remaining principal and interest then due hereunder, due and payable on November 1, 2022.

**EXHIBIT B**

**BSO 010**

**AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC**

Bossier Parish Sheriff  
September 5, 2018  
Page 2

The promissory note is movable property. Therefore, it is only necessary for it to be advertised once for sale. If possible, please advertised the sale for October 24, 2018. If that is not possible, then I would ask you to advertise it for October 17, 2018, if that can be done.

The notice of seizure and notice to appoint appraiser can be served on the judgment debtor, Barbara Marie Carey Carr a/k/a/ Barbara Marie Carey Carr Lollar through her attorney of record as follows:

Barbara Marie Carey Carr Lollar  
Through:  
Mr. J. Davis Powell  
Davidson Summers, APLC  
330 Marshall Street, Suite 1114  
Shreveport, LA 71101.

The notice to appoint appraiser can be served on the plaintiff, W. A. Lucky, III, through his attorneys of record by service upon me at my office address above.

Please let me know if you have any questions. We appreciate your attention to this matter.

Yours very truly,



Curtis R. Shelton

CRS:hs

Encl.

cc: Mr. R. Joseph Naus via e-mail

**BSO 011**

**EXHIBIT B**

AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC

24838 .

9/5/2018 Bossier Parish Sheriff

Check No. 24838

Invoice Date	Invoice No.	Description	Matter ID	Amount
9/5/2018		Wrif if Fi.Fa.	122103.5003	1,500.00

SCANNED

SEP 05 2018

Total: 1,500.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC

REGIONS

24838  
84-362/654

OPERATING ACCOUNT  
333 TEXAS STREET  
1400 REGIONS TOWER  
SHREVEPORT, LA 71101

VOID

VOID

SEP - 5 2018  
Bossier Parish  
Sheriff  
Benton, LA

DATE	AMOUNT
9/5/2018	\$ 1,500.00

PAY  
TO THE  
ORDER  
OF

One Thousand, Five Hundred & No/100 Dollars

Bossier Parish Sheriff  
P.O. Box 850  
Benton, LA 71006



SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈024838⑈ ⑆065403626⑆ 0131820743⑈

BSO 012

EXHIBIT B

Kim Flournoy

---

From: Kim Flournoy  
Sent: Thursday, September 06, 2018 1:27 PM  
To: 'curtissshelton@arklatexlaw.com'  
Subject: SUIT # 127573  
Attachments: SUIT # 127573.docx

Importance: High

Mr. Shelton please review the attached language and verbiage for the description in the above referenced suit and make any necessary changes. Also, once I receive your approval I will be sending a Notice of Seizure and Notice to Appoint Appraiser to Barbara Marie Carey Carr Lollar F/K/A Barbara Marie Carey Carr through Mr. J. Davis Powell, 330 Marshall Street, Suite 1114, Shreveport, LA 71101 and Notice to Appoint Appraiser to W.A. Lucky, III through attorneys of record Curtis R. Shelton, 333 Texas Street, 1400 Regions Tower, Shreveport, LA 71101. Once I receive the returns from Caddo Parish I will contact you immediately to send you an ad approval. Once approved, we will set for sale as I understand this is a time sensitive matter. Thank you and have a great day!

*Kimberly Flournoy*

Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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*If you have received this email in error, please immediately notify me by telephone at 318-965-2203 and permanently delete the original and any copy or any printout thereof.*

THAT CERTAIN ORIGINAL PROMISSORY NOTE DATED NOVEMBER 2, 2017 MADE BY RONALD WILLIAM LOLLAR PAYABLE TO BARBARA MARIE CAREY CARR LOLLAR OR HER ORDER IN THE PRINCIPAL AMOUNT OF ONE MILLION SEVEN HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$1,730,000.00) PLUS INTEREST THEREON AT THE RATE OF FOUR PERCENT (4.0%) PER ANNUM UNTIL PAID, PAYABLE IN FOUR (4) CONSECUTIVE ANNUAL INSTALLMENTS OF \$ 100,046.00, THE FIRST SUCH INSTALLMENT BEING DUE AND PAYABLE ON NOVEMBER 1, 2018, AND A FINAL BALLOON PAYMENT EQUAL TO ALL REMAINING PRINCIPAL AND INTEREST THEN DUE HEREUNDER, DUE AND PAYABLE ON NOVEMBER 1, 2022.

**Kim Flournoy**

---

**From:** Curtis R. Shelton <CurtisShelton@arklatexlaw.com>  
**Sent:** Thursday, September 06, 2018 1:29 PM  
**To:** Kim Flournoy  
**Subject:** RE: SUIT # 127573

Dear Kimberly,

I have review this and it looks great to me. Thanks!

Curtis R. Shelton  
Ayres, Shelton, Williams, Benson & Paine, LLC  
14<sup>th</sup> Floor Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
318-227-3500 work  
318-227-3306 direct  
318-470-9010 mobile  
318-227-3806 facsimile  
[www.arklatexlaw.com](http://www.arklatexlaw.com)

**IRS Circular 230 Disclosure:** To ensure compliance with U.S. Treasury Regulations governing tax practice, we inform you that any U.S. federal tax advice contained in this communication, including any appendices, is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding any penalties under U.S. federal tax law, or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

**CONFIDENTIALITY STATEMENT**

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---

**From:** Kim Flournoy [mailto:kflournoy@bossiersheriff.com]  
**Sent:** Thursday, September 6, 2018 1:27 PM  
**To:** Curtis R. Shelton  
**Subject:** SUIT # 127573  
**Importance:** High

Mr. Shelton please review the attached language and verbiage for the description in the above referenced suit and make any necessary changes. Also, once I receive your approval I will be sending a Notice of Seizure and Notice to Appoint Appraiser to Barbara Marie Carey Carr Lollar F/K/A Barbara Marie Carey Carr through Mr. J. Davis Powell, 330 Marshall Street, Suite 1114, Shreveport, LA 71101 and Notice to Appoint Appraiser to W.A. Lucky, III through attorneys of record Curtis R. Shelton, 333 Texas Street, 1400 Regions Tower, Shreveport, LA 71101. Once I receive the returns from Caddo Parish I will contact you immediately to send you an ad approval. Once approved, we will set for sale as I understand this is a time sensitive matter. Thank you and have a great day!

*Kimberly Flournoy*

**Kim Flournoy**

---

**From:** Kim Flournoy  
**Sent:** Friday, September 14, 2018 11:55 AM  
**To:** curtisshelton@arklatexlaw.com  
**Subject:** Suit # 127573  
**Attachments:** doc02136020180914114832.pdf

9-14-18

**Importance:** High

Mr. Shelton, please see the attached advertisement. Once you sign the second form and send both pages I will set for sale. Thank you and have a good weekend!

*Kimberly Flournoy*

Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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*If you have received this email in error, please immediately notify me by telephone at 318-965-2203 and permanently delete the original and any copy or any printout thereof.*

**BOSSIER PARISH SHERIFF'S OFFICE  
JULIAN C. WHITTINGTON, SHERIFF  
BOSSIER PARISH, LOUISIANA**

September 14, 2018

**VIA FACSIMILE:** (318) 227-3806

Curtis Shelton  
P. O. Box 22260  
Shreveport, LA 71120-2260

RE: Suit No. (08) 127573-  
W. A. LUCKY, III  
Vs.  
BARBARA MARIE CAREY CARR

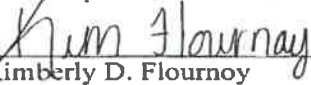
Mr. Shelton,

Please see attached Advertisement notice for your review. After reviewing, if all information is correct, please sign below and return to my attention. **WE MUST HAVE YOUR SIGNATURE BEFORE WE CAN RUN THE AD AND SET A SALE DATE.** Please return both pages.

If you have any further questions, please feel free to contact me at the number listed below.

BOSSIER PARISH SHERIFF'S OFFICE

BY

  
Kimberly D. Flournoy  
CIVIL PROCESS DIVISION  
(318) 935-2032 ph  
(318) 965-3450 fax

\_\_\_\_\_  
ATTORNEY FOR PLAINTIFF

**BSO 017**

**EXHIBIT B**

**SHERIFF'S SALE  
SHERIFF'S OFFICE**

**Sult No: (08) 127573-**

**Date: Friday, September 14, 2018**

**W. A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR**

**JULIAN C. WHITTINGTON, SHERIFF  
P.O.Box 850  
BENTON, LA 71006**

**Parish of Bossier  
26th Judicial District Court  
State of Louisiana**

By virtue of a Writ of FIERI FACIAS issued in the above numbered and entitled cause and to me directed, I have seized and will proceed to sell at public auction, to the last and highest bidder, for cash, WITH the benefit of appraisalment, and according to law, at the principal front door of the court house, in the town of Benton, LA, on WEDNESDAY, OCTOBER 24, 2018, between the hours of 10:00 AM and 4:00 PM the following described property, situated in parish of BOSSIER, Louisiana, to-wit::

**THAT CERTAIN ORIGINAL PROMISSORY NOTE DATED NOVEMBER 2, 2017 MADE BY RONALD WILLIAM LOLLAR PAYABLE TO BARBARA MARIE CAREY CARR LOLLAR OR HER ORDER IN THE PRINCIPAL AMOUNT OF ONE MILLION SEVEN HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$1,730,000.00) PLUS INTEREST THEREON AT THE RATE OF FOUR PERCENT (4.0%) PER ANNUM UNTIL PAID, PAYABLE IN FOUR (4) CONSECUTIVE ANNUAL INSTALLMENTS OF \$ 100,046.00, THE FIRST SUCH INSTALLMENT BEING DUE AND PAYABLE ON NOVEMBER 1, 2018, AND A FINAL BALLOON PAYMENT EQUAL TO ALL REMAINING PRINCIPAL AND INTEREST THEN DUE HEREUNDER, DUE AND PAYABLE ON NOVEMBER 1, 2022.**

And from the proceeds of said sale to pay petitioners claims of: ONE MILLION SEVEN HUNDRED NINETY-NINE THOUSAND FOUR HUNDRED FIFTY AND 52 / 100 (\$1,799,450.52) DOLLARS, along with interest, attorney's fees and all other costs of suit.

**PUBLISH ON:**

**ATTORNEY FOR PLAINTIFF:  
Curtis R Shelton  
P. O. Box 22260  
Shreveport, LA 71120-2260  
318-221-6277**

**JULIAN C. WHITTINGTON, SHERIFF &  
EX-OFFICIO AUCTIONEER  
BOSSIER Parish**

BPSO-CIV-209-0402

**BSO 018**

**EXHIBIT B**

## Kim Flournoy

---

**From:** Kim Flournoy  
**Sent:** Friday, September 14, 2018 1:33 PM  
**To:** 'Curtis R. Shelton'  
**Subject:** Sale Notice for Suit # 127573  
**Attachments:** doc02137020180914133128.pdf

**Importance:** High

Please find attached sale notice for the above referenced sale.

*Kimberly Flournoy*

Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



*This email, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this email, you are hereby notified that any dissemination, distribution or copying of this email, and any attachments thereto, is strictly prohibited.*

*If you have received this email in error, please immediately notify me by telephone at 318-965-2203 and permanently delete the original and any copy or any printout thereof.*

**From:** Curtis R. Shelton [mailto:CurtisShelton@arklatexlaw.com]  
**Sent:** Friday, September 14, 2018 12:54 PM  
**To:** Kim Flournoy  
**Subject:** RE: Suit # 127573

Dear Kim,

Attached is the executed advertisement form. I will put the original in the mail.

Curtis R. Shelton  
Ayres, Shelton, Williams, Benson & Paine, LLC  
14<sup>th</sup> Floor Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
318-227-3500 work  
318-227-3306 direct  
318-470-9010 mobile  
318-227-3806 facsimile

**BOSSIER PARISH SHERIFF'S OFFICE  
JULIAN C. WHITTINGTON, SHERIFF  
BOSSIER PARISH, LOUISIANA**

September 14, 2018

**VIA FACSIMILE:** (318) 227-3806

Curtis Shelton  
P. O. Box 22260  
Shreveport, LA 71120-2260

RE: Suit No. (08) 127573-  
W. A. LUCKY, III  
Vs.  
BARBARA MARIE CAREY CARR

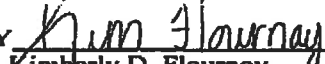
Mr. Shelton,

Please see attached Advertisement notice for your review. After reviewing, if all information is correct, please sign below and return to my attention. **WE MUST HAVE YOUR SIGNATURE BEFORE WE CAN RUN THE AD AND SET A SALE DATE.** Please return both pages.

If you have any further questions, please feel free to contact me at the number listed below.

BOSSIER PARISH SHERIFF'S OFFICE

BY

  
Kimberly D. Flourney  
CIVIL PROCESS DIVISION  
(318) 935-2032 ph  
(318) 965-3450 fax

  
ATTORNEY FOR PLAINTIFF

BSO 020

**EXHIBIT B**

**SHERIFF'S SALE  
SHERIFF'S OFFICE**

**Suit No: (08) 127573-**

**Date: Friday, September 14, 2018**

**W. A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR**

**JULIAN C. WHITTINGTON, SHERIFF  
P.O.Box 850  
BENTON, LA 71006**

**Parish of Bossier  
26th Judicial District Court  
State of Louisiana**

By virtue of a Writ of FIERI FACIAS issued in the above numbered and entitled cause and to me directed, I have seized and will proceed to sell at public auction, to the last and highest bidder, for cash, WITH the benefit of appraisal, and according to law, at the principal front door of the court house, in the town of Benton, LA, on WEDNESDAY, OCTOBER 24, 2018, between the hours of 10:00 AM and 4:00 PM the following described property, situated in parish of BOSSIER, Louisiana, to-wit::

**THAT CERTAIN ORIGINAL PROMISSORY NOTE DATED NOVEMBER 2, 2017 MADE BY RONALD WILLIAM LOLLAR PAYABLE TO BARBARA MARIE CAREY CARR LOLLAR OR HER ORDER IN THE PRINCIPAL AMOUNT OF ONE MILLION SEVEN HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$1,730,000.00) PLUS INTEREST THEREON AT THE RATE OF FOUR PERCENT (4.0%) PER ANNUM UNTIL PAID, PAYABLE IN FOUR (4) CONSECUTIVE ANNUAL INSTALLMENTS OF \$ 100,046.00, THE FIRST SUCH INSTALLMENT BEING DUE AND PAYABLE ON NOVEMBER 1, 2018, AND A FINAL BALLOON PAYMENT EQUAL TO ALL REMAINING PRINCIPAL AND INTEREST THEN DUE HEREUNDER, DUE AND PAYABLE ON NOVEMBER 1, 2022.**

And from the proceeds of said sale to pay petitioners claims of: ONE MILLION SEVEN HUNDRED NINETY-NINE THOUSAND FOUR HUNDRED FIFTY AND 52 / 100 (\$1,799,450.52) DOLLARS, along with interest, attorney's fees and all other costs of suit.

**PUBLISH ON:**

**ATTORNEY FOR PLAINTIFF:  
Curtis R Shelton  
P. O. Box 22260  
Shreveport, LA 71120-2260  
318-221-6277**

**JULIAN C. WHITTINGTON, SHERIFF &  
EX-OFFICIO AUCTIONEER  
BOSSIER Parish**

**BPSO-CIV-208-0402**

**BSO 021**

**EXHIBIT B**

**JULIAN C. WHITTINGTON  
SHERIFF AND EX-OFFICIO TAX COLLECTOR  
BOSSIER PARISH  
BENTON, LA 71006**

**Suit No: (08) 127573**

**Friday, September 14, 2018**

**W. A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR**

**JULIAN C. WHITTINGTON, SHERIFF  
P.O.Box 850  
BENTON, LA 71006**

**Parish of Bossier  
26th Judicial District Court  
State of Louisiana**

---

**Note: Please provide this office with payoff amount of mortgage in reference to this suit, prior to sale date.**

**ATTENTION: Curtis Shelton**

**Sale will be held at 10:00 A.M. on Wednesday, October 24, 2018 at the front door of the Courthouse for the Parish of BOSSIER, 204 BURT BOULEVARD, BENTON, LA 71006.**

**WITH BENEFIT OF APPRAISEMENT**

**Published in the Bossier Press-Tribune  
on September 26, 2018**

**JULIAN C. WHITTINGTON  
SHERIFF & EX-OFFICIO TAX COLLECTOR**

By: Kim Flournoy  
**KIM FLOURNOY  
CIVIL PROCESS DIVISION**

**BSO 022**

**EXHIBIT B**

(08) 127573

# Account Summary

Printed on  
10/18/2018

W. A. LUCKY, III vs BARBARA MARIE CAREY CARR

Serial Number	Entered Date	Code	Amount	Balance	Entered By
<b>Services &amp; preparing advertise</b>					
Lollar <del>52</del> Barbara	10/18/2018	NOT/APPR	\$30.00 ✓	\$30.00	kflournoy
Lucky <del>52</del> Shei-ton	09/06/2018	NOT/APPR	\$30.00 ✓	\$30.00	kflournoy
Lollar <del>50</del> Barbara	09/06/2018	NOT/SEIZMO	\$30.00 ✓	\$30.00	kflournoy
the Police					
Services & preparing advertise			\$90.00	\$90.00	
<b>Advertising Fees</b>					
59	09/28/2018	BT 9-20-18	\$144.00 89500 ✓	\$0.00	kflournoy
Advertising Fees	Total .....		\$144.00	\$0.00	
<b>Recording Fees</b>					
68	10/18/2018	CLKSSF	\$25,263.62	\$25,263.62	kflournoy
Recording Fees	Total .....		\$25,263.62	\$25,263.62	
<b>Other Sheriff Costs</b>					
50, 62 56	09/14/2018	OPCHGM	\$60.00 Caddo ✓	\$0.00	kflournoy
52 55	09/13/2018	OPCHGM	\$30.00 caddo ✓	\$0.00	kflournoy
Other Sheriff Costs	Total .....		\$90.00	\$0.00	
<b>Sheriff Julian C Whittington (Prepaid)</b>					
58	09/14/2018	CANC	\$40.00 ✓	\$40.00	kflournoy
57	09/14/2018	ADMOV 10-24-18	\$30.00 ✓	\$30.00	kflournoy
40	09/06/2018	WR	\$30.00 ✓	\$30.00	kflournoy
48	09/06/2018	W	\$30.00 ✓	\$30.00	kflournoy
Sheriff Julian C Whittington (Pr			\$130.00	\$130.00	
Totals .....			\$25,717.62	\$25,483.62	

10-22-18.  
need to add;  
BOSPV  
Notary  
misc

BSO 023

EXHIBIT B

Deposits				
Cash Date	Amount Received	Amount Remaining	Entered By	Entered Date
09/05/2018	\$1,500.00 ✓	\$1,266.00	kflournoy	09/05/2018
07/02/2018	\$45.90	\$0.00	kflournoy	07/02/2018
06/21/2018	\$135.90	\$0.00	kflournoy	06/21/2018
01/03/2018	\$35.90	\$0.00	kflournoy	01/03/2018
09/01/2017	\$307.20	\$0.00	kflournoy	09/01/2017
08/22/2017	\$159.50	\$0.00	kflournoy	08/22/2017
04/19/2017	\$282.40	\$0.00	kflournoy	04/19/2017
04/10/2017	\$141.20	\$0.00	kflournoy	04/10/2017
03/17/2017	\$373.00	\$0.00	kflournoy	03/17/2017
03/02/2017	\$70.60	\$0.00	BLEE	03/02/2017
10/12/2016	\$55.45	\$0.00	BLEE	10/12/2016
10/02/2008	\$51.20	\$0.00	BOSSIERSH	10/02/2008
Totals -----	<u>\$3,158.25</u>	<u>\$1,266.00</u>		

## Kim Flournoy

---

**From:** Kim Flournoy  
**Sent:** Monday, September 17, 2018 10:32 AM  
**To:** curtisshelton@arklatexlaw.com  
**Subject:** Suit # 127573

**Importance:** High

Mr. Shelton it is my understanding the above referenced suit is with appraisal. In the event we have 2 appraisals that vary greatly and we have to get a third appraisal, do you have any recommendations as to whom appraises these type of notes? If possible could you give the names of at least two so we are not down to the wire trying to find one last minute. Thanks, Kim.

*Kimberly Flournoy*

Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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Kim Flournoy

---

**From:** Curtis R. Shelton <CurtisShelton@arklatexlaw.com>  
**Sent:** Friday, October 12, 2018 9:14 AM  
**To:** Kim Flournoy  
**Subject:** Suit # 127573  
**Attachments:** Patrick Lacour CV.pdf

Dear Kim,

In the event a third appraisal is needed, I have located a person (Mr. Patrick Lacour) who can appraise for the sheriff. He is an accountant who also a CVA designation, which is a Certified Valuation Analyst designation from NACVA (National Association of Certified Valuers and Analysts). That is the same designation that Mr. Garland has and that Mr. Dean, who I understand has been appointed for the defendant, has. Here is Mr. Lacour's contact information:

Mr. Patrick Lacour  
Whitehall Advisors, LLC  
3820A Bayou Rapides Rd.  
Alexandria, LA 71303  
Phone: (318) 769-9711  
Fax: (318) 473-0075  
E-mail: [patrick@whitehalladvisors.net](mailto:patrick@whitehalladvisors.net)

I am also attaching a copy of Mr. Lacour's CV.

I have provided Mr. Lacour information about the note and he has told me that he is willing to be an appraiser for the Sheriff if he is appointed. Mr. Lacour understands that he would be appraising for the Sheriff and not for either party.

If I can identify other persons who might be added to the Sheriff's list of appraisers, I will let you know.

Curtis R. Shelton  
Ayes, Shelton, Williams, Benson & Paine, LLC  
14<sup>th</sup> Floor Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
318-227-3500 work  
318-227-3306 direct  
318-470-9010 mobile  
318-227-3806 facsimile  
[www.arklatexlaw.com](http://www.arklatexlaw.com)

**IRS Circular 230 Disclosure:** To ensure compliance with U.S. Treasury Regulations governing tax practice, we inform you that any U.S. federal tax advice contained in this communication, including any appendices, is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding any penalties under U.S. federal tax law, or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

**CONFIDENTIALITY STATEMENT**

***Patrick Lacour, CIA, CVA***  
***3820A Bayou Rapides Road***  
***Alexandria, Louisiana 71303***

**EDUCATION**

Louisiana State University, Baton Rouge, Louisiana; B.S. Accounting	1993
--	------

**LICENSES AND ACCREDITATIONS**

Certified Internal Auditor	1996
Certified Valuation Analyst	2013

**PROFESSIONAL AFFILIATIONS - CURRENT**

Member of Institute of Internal Auditors  
Member of National Association of Certified Valuation Analysts

**WORK EXPERIENCE**

Whitehall Advisors, L.L.C. Co-Owner and Manager	2007 - Present
Cleco Corporation Sr. Internal Auditor / Director of Controls	2000 - 2007
Exxon Company, USA Sr. Internal Auditor	1992 - 2000

**FORENSICS AND VALUATION EXPERIENCE**

Mr. Lacour has been admitted as an expert witness in the 4<sup>th</sup>, 9<sup>th</sup> and 12<sup>th</sup> judicial districts of the State of Louisiana and the U.S. District Court for the Middle District of Louisiana. He has performed valuations of:

- |  |                                    |
|--|------------------------------------|
| • Federal Gift and Estate Taxes          | • Professional Services Companies  |
| • Community Property Settlements         | • Medical Clinics                  |
| • Automotive Dealers                     | • Ambulatory Surgical Centers      |
| • Construction and Contracting Companies | • Mergers and Acquisitions         |
| • Convenience Stores                     | • Non-profit organizations         |
| • Oil and Gas Distribution Companies     | • Real Estate Investment Companies |
| • Oilfield Service Companies             | • Rental Car Agencies              |

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO PRINT SIGNATURE LINE AND HOLOGRAM. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

**BUSINESS FIRST BANK**

130648 / M 60759-Z

**OFFICIAL CHECK**

ISSUED BY: MONEYGRAM PAYMENTS SYSTEMS, INC. P.O. BOX 9476, MINNEAPOLIS, MN 55480  
DRAWN BY: BOKF, NA, EUFAULA, OK

10/24/2018 289823 49-95 1031

Remitter: Lucky Family LLC  
Reference: RE: Purchase Lollar Note Sheriff Sale \$105,000.00

Pay to the order of Bossier Parish Sheriff Department

Pay: One Hundred and Five Thousand Dollars And Zero Cents

Bossier Parish Sheriff Departm

DRAWER: BUSINESS FIRST BANK

*[Signature]*

*[Signature]*

11 289823 10310055100160011660154

SCANNED

OCT 24 2018

EXHIBIT B

BSO 028

**BOSSIER PARISH SHERIFF'S DEPARTMENT  
JULIAN C. WHITTINGTON, SHERIFF  
BOSSIER PARISH, LOUISIANA**

October 24, 2018

RE: Suit No. (08) 127573-  
W. A. LUCKY, III  
Vs.  
BARBARA MARIE CAREY CARR

Dear Sirs:

Please provide us with the following information so that we may prepare and record the deed as soon as possible.

Buyer's Name : Lucky Family LLC / Victim Lucky, Manager LLC  
Buyer's Address: 151 Lucky Lane  
Bossier City, LA 70112  
Phone Number: 318-747-8820 home 318-453-5286 cell  
Buyer's Tax ID #: 72-1433799

Indicate if you would like to pick up your copy of the recorded deed or have it mailed to the above address.

PICKUP

MAIL

pd in full  
10-24-2018 KDF

**EXHIBIT B**

**BSO 029**

# WHITEHALL ADVISORS, LLC

Date	Invoice No.
10/23/2018	1129
Terms	Due Date
Due on receipt	11/22/2018

## Bill To

Hon. Julian C. Whittington  
 Bossier Sheriff's Office  
 204 Burt Boulevard  
 Benton, LA 71006

Re: Promissory Note Appraisement

Amount Due	Enclosed
\$1,682.50	

Date	Activity	Hours	Amount
10/18/2018	Review 12/19/18 opinion of Judge Self (Luck v. Carr) #127,573	0.50	\$92.50
10/18/2018	Review Glenn A. Wilson, Jr., MAI real estate appraisal 9/12/16	0.25	\$46.25
10/18/2018	Review 2/20/18 Petition (Lucky v. Lollar et al) #155,382	1.75	\$323.75
10/18/2018	Review 2/20/18 Notice of Lis Pendens (#1185201)	0.50	\$92.50
10/18/2018	Review 8/13/18 opinion from Judge Craig	0.25	\$46.25
10/19/2018	Develop worksheet for note discount	1.25	\$231.25
10/19/2018	Build schedule of required yield based on document review	2.00	\$370.00
10/19/2018	Develop report cover letter	0.75	\$138.75
10/22/2018	Verify calculations, print report & e-mail copy to Kim Flournoy	0.75	\$138.75
10/22/2018	Drive from Alex to Benton to deliver report & sign appraisal	4.50	\$202.50

OCT 23 2018

Service dates reflect date of task completion.

All billable hours rounded up to nearest quarter hour.

Rate is \$185 per hour.

Travel time on 10/22/18 was billed at \$45/hour.

Subtotal	\$1,682.50
Discount	
Total	\$1,682.50
Deposit	
Balance due	\$1,682.50

**EXHIBIT B**

**BSO 030**

Sheriff Case Management System - Jean Home

Exit Build

Docket

Garnishments

Movables

Case

Cash

Card

Sales List

Generate Letter

BOSSIER PARISH SHERIFFS OFFICE - CIVIL DEPARTMENT

Case # 08 127573 Edit W.A. LUCKY, III

Search

Services

Hide Payments Fix Service Save

Service Information

Service ID: 397171 Amount: \$1,682.50

Serial #: 66 Balance Due: \$0.00

Code: APPR/MOV Total Amt Due: \$0.00

Release Dt: 10/23/2018 Recv. Date: 10/23/18 8:36 AM

Description: Appraiser Fee Movable

Billing Party: Shelton, Curtis R Filing Party: Shelton, Curtis R

Comments: PAY TO PATRICK LACOUR, / THIRD APPRAISER FEE

Payments

Payments								
Applied Date	\$ Applied	Applied By	Payment Date	\$ Received	\$ Remaining	Receipt #		
Posted	Posted Date	Create	Vendor	Voucher	Chk	Chk Void	Vendor	
10/24/2018	\$1,682.50	kileumoy	10/24/2018	\$105,000.00	\$0.00		70630	



JULIAN C. WHITTINGTON, SHERIFF AND EX-OFFICIO TAX COLLECTOR  
SHERIFF'S CIVIL ACCOUNT

022948

LACOUR100	PATRICK LACOUR	000005750	11/2/2018	
APS-397171	S-8380-397171	10/24/2018	\$1,682.50	\$1,682.50

22948

\$1,682.50

\$1,682.50

\$1,682.50

\$1,682.50

BSO 033

EXHIBIT B

DATE *October 24<sup>th</sup>, 2018*

*W. A. LUCKY, III*

VS.

*BARBARA MARIE CAREY CARR*

OCT 24 2018

IN ACCOUNT WITH  
**JILL M. SESSIONS**  
CLERK OF COURT AND EX-OFFICIO RECORDER

OCT 24 2018

BOSSIER PARISH  
P. O. BOX 430  
BENTON, LOUISIANA 71006

Suit No. *127573*

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CLERK'S COST (including Sheriff & Curator).....	\$ 25,153.62
MORTGAGE CERTIFICATE.....	\$ 205.00
RECORDING COSTS FOR DEED/ORDER TO CANCEL..... (WITH CERTIFIED COPY)	\$
TOTAL COST.....	\$ 25,358.62

Sheriff Case Management System - Kim Flournoy

Exit Build

<p>Docket</p> <p>Garnishments</p> <p>Movables</p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	Case # 08 127573		Edit																									
			Search																									
	<b>Services</b>		<input type="button" value="Previous"/> <input type="button" value="First"/> <input type="button" value="Next"/> <input type="button" value="Last"/>																									
			Hide Payments	Fix																								
	<b>Service Information</b>																											
	Service ID:	397631	Amount:	\$72,234																								
	Serial #:	69	Balance Due:	\$0																								
	Code:	PSSRE	Total Amt Due:	\$0																								
	Release Dt:	10/26/2018	Recv. Date:	10/26/18 2:45 I																								
	Description:	Proceeds from Sheriff Sale Real Property																										
Billing Party:	Shelton, Curtis R		Filing Party:	Shelton, Curtis																								
Comments:	PAY TO AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC & W.A. LL																											
<b>Payments</b>																												
<table border="1"> <thead> <tr> <th colspan="2">Applied Date</th> <th>\$ Applied</th> <th>Applied By</th> <th>Payment Date</th> <th>\$ Received</th> </tr> <tr> <th>Posted</th> <th>Posted Date</th> <th>Create</th> <th>Vendor</th> <th></th> <th>Voucher</th> </tr> </thead> <tbody> <tr> <td>▶</td> <td>10/26/2018</td> <td>\$72,234.88</td> <td>klflournoy</td> <td>10/24/2018</td> <td>\$105,000</td> </tr> <tr> <td>□</td> <td></td> <td></td> <td>AYRES0100</td> <td></td> <td>S-397631</td> </tr> </tbody> </table>					Applied Date		\$ Applied	Applied By	Payment Date	\$ Received	Posted	Posted Date	Create	Vendor		Voucher	▶	10/26/2018	\$72,234.88	klflournoy	10/24/2018	\$105,000	□			AYRES0100		S-397631
Applied Date		\$ Applied	Applied By	Payment Date	\$ Received																							
Posted	Posted Date	Create	Vendor		Voucher																							
▶	10/26/2018	\$72,234.88	klflournoy	10/24/2018	\$105,000																							
□			AYRES0100		S-397631																							

JULIAN C. WHITTINGTON, SHERIFF AND EX-OFFICIO TAX COLLECTOR  
SHERIFF'S CIVIL ACCOUNT

022931

10/31/18

Vendor # AYRES0100

\$72,234.88

Suit #127573

PAID TO AYRES, SHELTON, WILLIAMS, BENSON & PAYNE, LLC  
AND W.A. LUCKY III  
PROCEEDS FROM SHERIFF SALE-REAL ESTATE

9435

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

022931

JULIAN C. WHITTINGTON  
SHERIFF AND EX-OFFICIO TAX COLLECTOR  
SHERIFF'S CIVIL ACCOUNT  
BOSSIER PARISH  
BENTON, LOUISIANA 71006

CITIZENS NATIONAL BANK  
BOSSIER CITY-SHREVEPORT  
84-352/1111

SEVENTY-TWO THOUSAND TWO HUNDRED THIRTY-FOUR AND 88/100 DOLLARS\*\*\*\*\*

DATE

10/31/18

AMOUNT

\*\*\$72,234.88\*\*

PAY  
TO THE  
ORDER  
OF

AYRES, SHELTON, WILLIAMS, BENSON & PAYNE, LLC  
AND W. A. LUCKY III  
333 TEXAS STREET  
SHREVEPORT, LA 71101

VOID AFTER 90 DAYS

  
AUTHORIZED SIGNATURE



⑈022931⑈ ⑆111103524⑆ ⑈1708430⑈

EXHIBIT B

BSO 036


Sheriff Case Management System - Kim Flournoy

Exit Build

Docket

Garnishments

Movables



**BOSSIER PARISH SHERIFF'S OFFICE - CIVIL DEPARTMENT**

Case # 08 127573

Services

**Service Information**

Service ID: 397381

Amount: \$1,500

Serial #: 68

Balance Due: \$0

Code: REFADVDEPM

Total Amt Due: \$0

Release Dt: 10/24/2018

Recv. Date: 10/24/18 11:56

Description: Refund Advance Deposit Movable

Billing Party: Shelton, Curtis R      Filing Party: Shelton, Curtis

Comments: PAY TO AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC

**Payments**

Payments					
Applied Date	\$ Applied	Applied By	Payment Date	\$ Received	
Posted	Posted Date	Create	Vendor	Voucher	
10/24/2018	\$1,500.00	klournoy	10/24/2018	\$105,000	
<input checked="" type="checkbox"/>	10/24/2018		AYRES0100	S-397381	

Kimberly Flournoy  
 Bossier Parish Office  
 2241 N. I-10 West Phone  
 2241 N. I-10 West

3

**EXHIBIT B**

**BSO 037**

JULIAN C. WHITTINGTON, SHERIFF AND EX-OFFICIO TAX COLLECTOR  
SHERIFF'S CIVIL ACCOUNT

022930

10/31/18

Vendor # AYRES0100

\$1,500.00

Suit #127573

PAID TO AYRES, SHELTON, WILLIAMS, BENSON & PAYNE, LLC  
REFUND ADVANCE DEPOSIT-REAL ESTATE

9435

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER-EVIDENT CHEMICAL WASH WARNING BOX

022930

JULIAN C. WHITTINGTON  
SHERIFF AND EX-OFFICIO TAX COLLECTOR  
SHERIFF'S CIVIL ACCOUNT  
BOSSIER PARISH  
BENTON, LOUISIANA 71006

CITIZENS NATIONAL BANK  
BOSSIER CITY-SHREVEPORT  
84-352/1111

ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS\*\*\*\*\*

DATE  
10/31/18

AMOUNT  
\*\*\$1,500.00\*\*

PAY  
TO THE  
ORDER  
OF

AYRES, SHELTON, WILLIAMS, BENSON & PAYNE, LLC  
333 TEXAS STREET  
SHREVEPORT, LA 71101

VOID AFTER 30 DAYS  
  
AUTHORIZED SIGNATURE



⑈022930⑈ ⑆111103524⑆ ⑈1708430⑈

BSO 038

**EXHIBIT B**

**SHERIFF'S RETURN  
(PROCES VERBAL OF SALE)  
SHERIFF'S OFFICE**

Suit No: (08) 127573  
W. A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR

BENTON, LA  
  
26th Judicial District  
Parish of Bossier  
State of Louisiana

---

BE IT KNOWN, that JULIAN C. WHITTINGTON, SHERIFF & EX-OFFICIO TAX COLLECTOR for the Parish of BOSSIER, through his duly authorized deputy, received a writ of FIERI FACIAS issued on June 07, 2018.

On all rights of BARBARA MARIE CAREY CARR in the below described property I seized item description and appointed as custodian of same and Notice of the seizure served and filed with the Bossier Parish Clerk of Court as evidenced by the notices of seizure attached hereto.

THAT CERTAIN ORIGINAL PROMISSORY NOTE DATED NOVEMBER 2, 2017 MADE BY RONALD WILLIAM LOLLAR PAYABLE TO BARBARA MARIE CAREY CARR LOLLAR OR HER ORDER IN THE PRINCIPAL AMOUNT OF ONE MILLION SEVEN HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$1,730,000.00) PLUS INTEREST THEREON AT THE RATE OF FOUR PERCENT (4.0%) PER ANNUM UNTIL PAID, PAYABLE IN FOUR (4) CONSECUTIVE ANNUAL INSTALLMENTS OF \$ 100,046.00, THE FIRST SUCH INSTALLMENT BEING DUE AND PAYABLE ON NOVEMBER 1, 2018, AND A FINAL BALLOON PAYMENT EQUAL TO ALL REMAINING PRINCIPAL AND INTEREST THEN DUE HEREUNDER, DUE AND PAYABLE ON NOVEMBER 1, 2022.

I had the advertisement published in the Bossier Press-Tribune, a newspaper published in this Parish, stating herein that within legal hours on Wednesday, October 24, 2018, I would offer the property for sale at public auction for cash, to the highest bidder, with appraisal, as evidenced by the proof of publication attached hereto.

If the property was to be sold with appraisal, notice to appoint an appraiser was served, appraisers appointed, and appraisals made, as evidenced by the attachments hereto.

The sale proceeded as advertised. The advertisement, certificates and the Motor Vehicle Division for the Department of Public Safety of State of Louisiana (attached hereto), were read aloud. It was announced that the property was to be sold for cash, without warranty, and subject to any security interest, mortgage, lien, or privilege thereon superior to that of the seizing creditor, with a minimum starting bid of \$104,672.81.

**BSO 039**

**EXHIBIT B**

PROCES VERBAL  
Page Two  
NO. (08) 127573

I then offered the property for sale, and adjudicated the property to LUCKY FAMILY LLC, 151 LUCKY LANE BOSSIER CITY, LA 71112, represented by DAVID TOUCHSTONE, for the last and highest bid of \$105,000.00 at 10:00 am.

The purchaser complied with the bid by paying to the Sheriff in cash, the amount of costs herein, and by retaining \$0.00 as a credit against this claim within, which I have disbursed as follows:

**EXPENSES INCURRED IN THE ABOVE NUMBERED AND ENTITLED SUIT:**

<b>ADVERTISING FEES:</b>		
Advertising Fees:	\$ 144.00	\$ 144.00
<b>SHERIFF JULIAN C WHITTINGTON COSTS</b>		
Services & preparing advertise:	\$ 90.00	
Commission:	\$ 5,200.00	
Deed and Recording:	\$ 0.00	
Sheriff Julian C Whittington (Prepaid):	\$ 200.00	\$ 5,490.00
<b>OTHER SHERIFFS COST:</b>		
Other Sheriff Costs:	\$ 90.00	\$ 90.00
<b>CLERK OF COURTS COSTS:</b>		
Recording Fees:	\$ 25,358.62	
Mortgage Certificate:	\$ 0.00	\$ 25,358.62
<b>CURATOR FEE:</b>		
Curator Fees:	\$ 0.00	\$ 0.00
<b>APPRAISER FEE:</b>		
Appraiser Fee:	\$ 1,682.50	\$ 1,682.50
<b>TOWING AND STORAGE:</b>		
Storage:	\$ 0.00	
Towing:	\$ 0.00	\$ 0.00
<b>OTHER:</b>		
Other:	\$ 72,234.88	\$ 72,234.88
<b>TOTAL COSTS:</b>		\$ 105,000.00
<b>AMOUNT PAID CK #:</b>		\$ 106,500.00
<b>LESS DEPOSIT CK #:</b>		\$ 1,500.00
<b>BALANCE DUE</b>		\$ 0.00

**BSO 040**

**EXHIBIT B**

PROCES VERBAL  
Page Three  
NO. (08) 127573

WHEREFORE, I have disbursed the cash payments above set forth and with the foregoing PROCES VERBAL of my proceedings thereunder; I hereby return this writ on 10/24/2018

**SHERIFF'S SALE**  
**SHERIFF'S OFFICE**

JULIAN C. WHITTINGTON, SHERIFF  
P. O. Box 850  
BENTON, LA 71008

PARISH OF BOSSIER  
28TH JUDICIAL DISTRICT COURT  
STATE OF LOUISIANA

Suit No: (08) 127573

W.A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR

BY VIRTUE OF A WRIT OF FIERI FACIAS ISSUED IN THE ABOVE NUMBERED AND ENTITLED CAUSE AND TO ME DIRECTED, I HAVE SEIZED AND WILL PROCEED TO SELL AT PUBLIC AUCTION, TO THE LAST AND HIGHEST BIDDER, FOR CASH, WITH THE BENEFIT OF APPRAISEMENT, AND ACCORDING TO LAW, AT THE PRINCIPAL FRONT DOOR OF THE COURT HOUSE, IN THE TOWN OF BENTON, LA, ON WEDNESDAY, OCTOBER 24, 2018, BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM, THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN PARISH OF BOSSIER, LOUISIANA, TO-WIT:

THAT CERTAIN ORIGINAL PROMISSORY NOTE DATED NOVEMBER 2, 2017 MADE BY RONALD WILLIAM LOLLAR PAYABLE TO BARBARA MARIE CAREY CARR LOLLAR OR HER ORDER IN THE PRINCIPAL AMOUNT OF ONE MILLION SEVEN HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$1,730,000.00) PLUS INTEREST THEREON AT THE RATE OF FOUR PERCENT (4.0%) PER ANNUM UNTIL PAID, PAYABLE IN FOUR (4) CONSECUTIVE ANNUAL INSTALLMENTS OF \$ 106,046.00, THE FIRST SUCH INSTALLMENT BEING DUE AND PAYABLE ON NOVEMBER 1, 2018, AND A FINAL BALLOON PAYMENT EQUAL TO ALL REMAINING PRINCIPAL AND INTEREST THEN DUE HEREUNDER, DUE AND PAYABLE ON NOVEMBER 1, 2022.

AND FROM THE PROCEEDS OF SAID SALE TO PAY PETITIONERS CLAIMS OF: ONE MILLION SEVEN HUNDRED NINETY-NINE THOUSAND FOUR HUNDRED FIFTY AND 52 / 100 (\$1,799,450.52) DOLLARS, ALONG WITH INTEREST, ATTORNEY'S FEES AND ALL OTHER COSTS OF SUIT.

JULIAN C. WHITTINGTON, SHERIFF  
& EX-OFFICIO AUCTIONEER  
BOSSIER Parish

ATTORNEY FOR PLAINTIFF:  
Curtis R. Shelton  
P.O. Box 22260  
Shreveport, LA 71120-2260  
318-221-6277

September 26, 2018  
Bossier Press-Tribune

SHERIFF & EX-OFFICIO TAX COLLECTOR  
JULIAN C. WHITTINGTON

by: Jim Flourney  
Sheriff, Bossier Parish

BSO 041

**EXHIBIT B**

PRINT DATE: 10/26/2018

**JULIAN C. WHITTINGTON**  
**SHERIFF & EX-OFFICIO TAX COLLECTOR OF THE PARISH OF BOSSIER**  
**P.O. BOX 850**  
**BENTON, LA 71006**  
**PH (318)965-3404**

**COST SUMMARY**

ATTN: \_\_\_\_\_ FROM: \_\_\_\_\_

FAX: \_\_\_\_\_ NO. OF PAGES: 1

TO: \_\_\_\_\_

C/O: \_\_\_\_\_

**W. A. LUCKY, III**  
**VS**  
**BARBARA MARIE CAREY CARR**

**SUIT NO. (08)127573**

**DATE OF SALE: 10/24/2018**

**EXPENSES INCURRED IN THE ABOVE NUMBERED AND ENTITLED SUIT:**

**ADVERTISING FEES:**

Advertising Fees:	\$ 144.00	\$ 144.00
-------------------	-----------	-----------

**SHERIFF JULIAN C WHITTINGTON COSTS**

Services & preparing advertise:	\$ 90.00	
Commission:	\$ 5,200.00	
Deed and Recording:	\$ 0.00	
Sheriff Julian C Whittington (Prepaid):	\$ 200.00	\$ 5,490.00

**OTHER SHERIFFS COST:**

Other Sheriff Costs:	\$ 90.00	\$ 90.00
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**CLERK OF COURTS COSTS:**

Recording Fees:	\$ 25,358.62	
Mortgage Certificate:	\$ 0.00	\$ 25,358.62

**CURATOR FEE:**

Curator Fees:	\$ 0.00	\$ 0.00
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**APPRAISER FEE:**

Appraiser Fee:	\$ 1,682.50	\$ 1,682.50
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**TOWING AND STORAGE:**

Storage:	\$ 0.00	
Towing:	\$ 0.00	\$ 0.00

**OTHER:**

Other:	\$ 72,234.88	\$ 72,234.88
--------	--------------	--------------

Attorney:

**CURTIS SHELTON**  
**P. O. BOX 22260**  
**SHREVEPORT, LA 71120-2260**  
**318-221-6277**

**TOTAL COSTS:**

**AMOUNT RECEIVED**

**CK #:**

**REFUND DUE**

**BALANCE OWED**

\$ 105,000.00

\$ 106,500.00

\$ 1,500.00

\$ 0.00

**BSO 042**

**EXHIBIT B**

**SHERIFF'S SALE**  
**SHERIFF'S OFFICE**

JULIAN C. WHITTINGTON, SHERIFF  
P. O. Box 850  
BENTON, LA 71008

PARISH OF BOSSIER  
28TH JUDICIAL DISTRICT COURT  
STATE OF LOUISIANA

Suit No: (08) 127573

W.A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR

BY VIRTUE OF A WRIT OF FIERI FACIAS ISSUED IN THE ABOVE NUMBERED AND ENTITLED CAUSE AND TO ME DIRECTED, I HAVE SEIZED AND WILL PROCEED TO SELL AT PUBLIC AUCTION, TO THE LAST AND HIGHEST BIDDER, FOR CASH, WITH THE BENEFIT OF APPRAISEMENT, AND ACCORDING TO LAW, AT THE PRINCIPAL FRONT DOOR OF THE COURT HOUSE, IN THE TOWN OF BENTON, LA, ON WEDNESDAY, OCTOBER 24, 2018, BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM, THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN PARISH OF BOSSIER, LOUISIANA, TO-WIT:

✓ THAT CERTAIN ORIGINAL PROMISSORY NOTE DATED NOVEMBER 2, 2017 MADE BY RONALD WILLIAM LOLLAR PAYABLE TO BARBARA MARIE CAREY CARR LOLLAR OR HER ORDER IN THE PRINCIPAL AMOUNT OF ONE MILLION SEVEN HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$1,730,000.00) PLUS INTEREST THEREON AT THE RATE OF FOUR PERCENT (4.0%) PER ANNUM UNTIL PAID, PAYABLE IN FOUR (4) CONSECUTIVE ANNUAL INSTALLMENTS OF \$ 100,046.00, THE FIRST SUCH INSTALLMENT BEING DUE AND PAYABLE ON NOVEMBER 1, 2018, AND A FINAL BALLOON PAYMENT EQUAL TO ALL REMAINING PRINCIPAL AND INTEREST THEN DUE HEREUNDER, DUE AND PAYABLE ON NOVEMBER 1, 2022.

AND FROM THE PROCEEDS OF SAID SALE TO PAY PETITIONERS CLAIMS OF: ONE MILLION SEVEN HUNDRED NINETY-NINE THOUSAND FOUR HUNDRED FIFTY AND 52 / 100 (\$1,799,450.52) DOLLARS, ALONG WITH INTEREST, ATTORNEY'S FEES AND ALL OTHER COSTS OF SUIT.

JULIAN C. WHITTINGTON, SHERIFF  
& EX-OFFICIO AUCTIONEER  
BOSSIER Parish

✓ ATTORNEY FOR PLAINTIFF:  
Curtis R. Shelton  
P.O. Box 22260  
Shreveport, LA 71120-2260  
318-221-6277

September 26, 2018  
~~Rossier Press-Tribune~~

✓ ok

H. Flannery

Bossier Press Tribune  
6346 Venecia Drive  
Bossier City, LA 71111  
USA

Voice: 318-747-7900  
Fax: 318-747-5298



10-24-18

Invoice

Invoice Number:  
89506

Invoice Date:  
Sep 26, 2018

Page:  
1

Sold To:  
Bossier Sheriff Civil Dept.  
P.O. Box 850  
Benton, LA 71006

Ship to:  
Bossier Sheriff Civil Dept.  
P.O. Box 850  
Benton, LA 71006

Customer ID		Customer PO		Payment Terms	
bossniv		08-127573		Net 30 Days	
Sales Rep ID		Shipping Method		Ship Date	Due Date
		Airborne			10/26/18
Quantity	Item	Description		Unit Price	Extension
20.00	10column inches	08-127573		7.20	144.00

Subtotal 144.00  
Sales Tax  
Total Invoice Amount 144.00

For proper credit to your account, please return this stub with payment.

Bossier Press Tribune  
6346 Venecia Drive  
Bossier City, LA 71111  
USA

Invoice Number  
89506  
Invoice Date  
Sep 26, 2018

Customer ID  
bossniv

Amount Enclosed: \_\_\_\_\_

BSO 044

**EXHIBIT B**

Date: 11/12/22 Edit Search		W. A. LUCKY, III vs BARBARA MARIE CAREY CAR	
Services			
Show Payments For Service Save Attach Change New Service			
Service ID: 393203 Amount: \$30.00			
Set # 50 Balance Due: \$0.00			
Code: HOT/SECMD Total Amt Due: \$0.00			
Release Dt: 09/06/2018 Recv Date: 9/6/18 1:33 PM			
Description: Notice of Seizure in a Mobile			
Billing Party: Shelton, Curtis R Filing Party: Shelton, Curtis R			
Comments:			
Paper Information			
Name: LOLLAR, BARBARA MARIE CAREY CARB F/K/A BARBARA MARIE			
Address 1: 330 MARSHALL STREET, SUITE 1114			
Address 2:			
Due Date: Bulk #			
Print Long Arm Print Return			
Walking Distance			
City: SHREVEPORT State: LA Zip: 71101			
Assigned Deputy: Out of Parish			
Last Invoice Date: 7/31/2019 10:31:50 AM			
Entered By: khounoy Entered Date: 09/06/2018			
Changed By: khounoy Changed Date: 10/24/2018			
BOSS10100			

BSO 045

EXHIBIT B

Case #	08	127573	Edit	W.A. LUCKY, III vs BARBARA MARIE CAREY CARR		Note
			Search			
Services			<div>⏪ ⏩ ⏴ ⏵</div>			
			Show Payments	Ex Service	Save	Attach Charge
				New Service	End Service	Add Detail
Service Information						
Service ID:	396823	Amount:	\$30.00	Entered By:		kfourmy
Serial #:	61	Balance Due:	\$0.00	Invoice	Entered Date:	10/18/2018
Code:	NOT/APPR	Total Amt Due:	N/A	Changed By:		BOSSIERSHERIFFVfourmy
Release Dt:	10/18/2018	Recv. Date:	10/18/18 9:38 AM	Changed Date:		10/18/2018
Description:		Notice to Appoint an Appraiser				
Billing Party:	Shelton, Curtis R	Filing Party:	Shelton, Curtis R	Last Invoice Date: 10/18/2018		
Comments:		VOIDED:				
Paper Information						
Name:	LOLLAR, BARBARA MARIE CAREY CARR F/K/A BARBARA MARIE		Assigned Deputy:		Out of Parish	
Address 1:	330 MARSHALL STREET, SUITE 1114		City:	SHREVEPORT	State:	LA
Address 2:			Zip:	71101		
Due Date:		Bulk #:		Print Long Am	Print Return	Walking Distance
				<input type="checkbox"/>		

BOSSIER PARISH SHERIFFS OFFICE - CIVIL DEPARTMENT			
Case #:	09	127573	W.A. LUCKY, III vs BARBARA MARIE CARY CARR
Services		Show Payments   Fix Service   Save   Attach Charge   New Service   Add Service	
Service Information			
Service ID:	333205	Amount:	\$30.00
Serial #:	52	Balance Due:	\$0.00
Code:	NOT/APPR	Total Amt Due:	\$0.00
Release Dt:	09/06/2018	Recv. Date:	9/6/18 1:36 PM
Description:	Notice to Appoint an Appraiser		
Billing Party:	Shelton, Curtis R	Filing Party:	Shelton, Curtis R
Comments:			
Paper Information			
Name:	LUCKY, III W.A. THROUGH ATTORNEYS OF RECORD CURTIS R. :		
Address 1:	333 TEXAS STREET, 1400 REGIONS TOWER	City:	SHREVEPORT
Address 2:		State:	LA
Due Date:		Zip:	71101
Bulk #:		Print Long Arm	Print Return
		Walking Distance	<input type="checkbox"/>

Sheriff Case Management System - KESHBA MILLER

Exit Build

Case # 08 127573 Edit Search W.A. LUCKY, III vs BARBARA MARIE CAREY CASE Notes 8300

**Movable Card** Add Card Save Delete Card First Card Previous Card Next Card Last Card Print Account View Statements

Description	Comment
THAT CERTAIN ORIGINAL	

New Sale Save Delete  
Statement Proceeds Subject To  
Use the arrows to scroll previous Auctions

Sale Date: 10/24/2018  
With Approval? ☒  
Sale Status: Sold  
Opening Bid: \$104,672.81 Calc  
Date Of Bid/Stop: 10/24/2018  
Time Of Bid: 10:00  
Bidder Party: Third Party  
PLTF or REP: DAVID TOUCHSTONE  
Amount: \$105,000.00  
Commission: \$5,000.00

Buyer Information  
Name: LUCKY FAMILY LLC  
Street 1: 151 LUCKY LANE  
Street 2:  
City: BOSSIER CITY  
State: LA Zip code: 71112  
Phone N: 318-747-8820  
SS Number:  
TIN: 72-1433799  
Marital Status: (None)

Services Appraisals Auction Card

Real Estate  
Misc. Reports  
Administration  
Deputy  
End Of Day  
Accounting

10:41 AM 7/31/2019

Case ID: 00	127573	Edit	W.A. LUCKY, III vs BARBARA MARIE CAREY CARR		Notes
		Search			
<b>Services</b>					
		Show Payments	Fix Service	Save	Attach Charge
			New Service	End Service	Print Service
<b>Service Information</b>					
Service ID:	393201	Amount:	\$30.00	Entered By:	klounoy
Serial #:	49	Balance Due:	\$0.00	Entered Date:	09/06/2018
Code:	W	Total Amt Due:	\$0.00	Changed By:	klounoy
Release Dt:	09/06/2018	Recv. Date:	9/6/18 12:59 PM	Changed Date:	10/24/2018
Description:		Writ			
Billing Party:	Shelton, Curtis R	Filing Party:	Shelton, Curtis R	BOSSI0100	
Comments:					

CIVIL DEPARTMENT	
Case # 08	127573
W.A. LUCKY, III vs BARBARA MARIE CARR	Notes
8380	
Services	
<div>Show Payments    Edit Service    Save    Attach Charge    New Service        </div>	
Service Information	
Service ID: 393202	Amount: \$30.00
Serial #: 49	Balance Due: \$0.00
Code: WR	Total Amt Due: \$0.00
Release Dt: 09/06/2018	Recv. Date: 9/6/18 12:59 PM
Description: Writ Return	
Billing Party: Shelton, Curtis R	Filing Party: Shelton, Curtis R
Comments:	
Entered By: klounoy	
Entered Date: 09/06/2018	
Changed By: klounoy	
Changed Date: 10/24/2018	
BOSSI0100	
Invoice	

PARTMENT	
Case # 08	127573
<a href="#">Edit</a>	W.A. LUCKY, III vs BARBARA MARIE CARRY CARR
<a href="#">Search</a>	Notes

Services

[Show Payments](#)

[Ex Service](#)

[Save](#)

[Attach Charge](#)

[New Service](#)

[Print](#)

[Add Email](#)

Service Information

Service ID:	353857	Amount:	\$30.00	Entered By:	kloumoy
Serial ID:	57	Balance Due:	\$0.00	Entered Date:	09/14/2018
Code:	ADMIDV	Total Amt Due:	\$0.00	Changed By:	kloumoy
Changed Date:	10/24/2018				
Release Dt:	09/14/2018	Recv. Date:	9/14/18 11:15 AM	BOSS/0100	
Description:	Advertisement Movable Sale & Seizure				
Billing Party:	Shelton, Curtis R	Filing Party:	Shelton, Curtis R		
Comments:					

BSO 051

EXHIBIT B

BOSSIER PARISH SHERIFFS OFFICE - CIVIL DEPARTMENT			
Case #	08	127573	
Edit	W. A. LUCEY, III vs BARBARA MARIE CAREY CARR		Notes
Search			3000
<b>Services</b>			
Show Payments	Fix Service	Save	Attach Charge
New Service	End Service	Act/Print	
<b>Service Information</b>			
Service ID:	393962	Amount:	\$40.00
Entered By:	k/bourmy		
Serial #:	58	Balance Due:	\$0.00
Entered Date:	09/14/2018		
Code:	CANC	Total Amt Due:	\$0.00
Changed By:	k/bourmy		
Release Dt:	09/14/2018	Recv. Date:	9/14/18 11:42 AM
Changed Date:	10/24/2018		
Description: Cancellation of Suit			
Billing Party:	Shelton, Curtis R	Filing Party:	Shelton, Curtis R
Comments:			

Case #	08	127573	Edit	W.A. LUCKY, III vs BARBARA MARIE CARTY CARR		Notes
			Search			#380
<b>Services</b>						
			Show Payments	Fix Service	Save	Attach Charge
			New Service			
<b>Service Information</b>						
Service ID:	397168	Amount:	\$50.00	Entered By:	klounoy	
Serial #:	63	Balance Due:	\$0.00	Entered Date:	10/23/2018	
Code:	BOSPV	Total Amt Due:	\$0.00	Changed By:	klounoy	
Release Dt:	10/23/2018	Recv. Date:	10/23/18 8:36 AM	Changed Date:	10/24/2018	
Description:	Bill of Sale & Process Verbal					
Billing Party:	Shelton, Curtis R	Filing Party:	Shelton, Curtis R			
Comments:						

BSO 053

**EXHIBIT B**

SHERIFFS OFFICE - KODOL DEPARTMENT

Case #: 08 127573 Edit Search W. A. LUCKY, III vs BARBARA MARIE CAREY CARR Notes 8380

Services

Show Payments Fix Service Save Attach Charge New Service Add Service Add Charge

Service Information

Service ID: 397169 Amount: \$12.00 Entered By: khoumoy

Serial #: 64 Balance Due: \$0.00 Invoice Entered Date: 10/23/2018

Code: NOTARY Total Amt Due: \$0.00 Changed By: khoumoy

Changed Date: 10/24/2018

Release Dt: 10/23/2018 Recv. Date: 10/23/18 8:36 AM BOSS10100

Description: Notary

Billing Party: Shelton, Curtis R Filing Party: Shelton, Curtis R

Comments:

EXHIBIT B

BSO 054

Date #: 08 127573		Edit		W.A. LUCKY, III vs BARBARAMARIE CARY CARR		Notes	
		Search				330	
Services				Show Payments		For Service	
				Save		Attach Charge	
				New Service		Add Reason	
Service Information							
Service ID:	397170	Amount:	\$8.00	Entered By:		klounoy	
Serial #:	65	Balance Due:	\$0.00	Entered Date:		10/23/2018	
Code:	MISC	Total Amt Due:	\$0.00	Changed By:		klounoy	
Release Dt:	10/23/2018	Recv. Date:	10/23/18 8:36 AM	Changed Date:		10/24/2018	
Description: Miscellaneous				BOSSI0100			
Billing Party: Shelton, Curtis R		Filing Party: Shelton, Curtis R					
Comments:							

Caddo Parish Sheriff's Office Civil Invoice

# INVOICE

## (08)127573

Caddo Parish Sheriff's Office  
Civil Department

501 Texas Street Room 101  
Shreveport, LA 71101

INVOICE TO  
SHERIFF OFFICE BOSSIER PARISH

POST OFFICE BOX 850  
BENTON, LOUISIANA 71006

Date	Service Type	Charges
09/12/2018	Paper Served: NS	\$30.00
09/12/2018	Paper Served: NA	\$30.00
09/12/2018	Mileage Cost, 0 Miles @ 0.53 Per Mile	\$0.00
TOTAL COST:		\$60.00

Please make all checks payable to:  
Steve Prator, Sheriff  
501 Texas Street Room 101  
Shreveport, LA 71101

PLEASE RETURN INVOICE WITH CHECK

SHERIFF OFFICE BOSSIER PARISH  
POST OFFICE BOX 850  
BENTON, LOUISIANA 71006

POSTED  
9-14-18

srvc #50 + 62  
TO POWELL

BSO 056

**EXHIBIT B**

Caddo Parish Sheriff's Office Civil Invoice

# INVOICE

## (08)127573



<b>Caddo Parish Sheriff's Office</b> <b>Civil Department</b> 501 Texas Street Room 101 Shreveport, LA 71101		<b>INVOICE TO</b> <b>SHERIFF OFFICE BOSSIER PARISH</b> POST OFFICE BOX 850 BENTON, LOUISIANA 71006
<b>Date</b>	<b>Service Type</b>	<b>Charges</b>
09/11/2018	Paper Served: NA	\$30.00
09/11/2018	Mileage Cost, 0 Miles @ 0.53 Per Mile	\$0.00
<b>TOTAL COST:</b>		<b>\$30.00</b>

Please make all checks payable to:  
Steve Prator, Sheriff  
501 Texas Street Room 101  
Shreveport, LA 71101

PLEASE RETURN INVOICE WITH CHECK

POSTED  
9-13-18

srvc #52  
TO SHELTON

SHERIFF OFFICE BOSSIER PARISH  
POST OFFICE BOX 850  
BENTON, LOUISIANA 71006

BSO 057

**EXHIBIT B**

**Jean Horne**

---

**From:** Kim Flournoy <kflournoy@bossiersheriff.com>  
**Sent:** Friday, September 21, 2018 9:26 AM  
**To:** Curtis R. Shelton  
**Subject:** RE: Suit # 127573

Thank you and have a great weekend!

*Kimberly Flournoy*  
Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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**From:** Curtis R. Shelton [mailto:CurtisShelton@arklatexlaw.com]  
**Sent:** Friday, September 21, 2018 9:22 AM  
**To:** Kim Flournoy  
**Subject:** RE: Suit # 127573

Dear Kim,

Attached is the appointment of appraiser for the plaintiff, Mr. W. Al. Lucky. He is appointing Chad M. Garland.

I will look to see if I can find some other persons who would appraise the note.

Curtis R. Shelton  
Ayres, Shelton, Williams, Benson & Paine, LLC  
14<sup>th</sup> Floor Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
318-227-3500 work  
318-227-3306 direct  
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318-227-3806 facsimile

[www.arklatexlaw.com](http://www.arklatexlaw.com)

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**From:** Kim Flournoy [<mailto:kflournoy@bossiersheriff.com>]  
**Sent:** Monday, September 17, 2018 10:32 AM  
**To:** Curtis R. Shelton  
**Subject:** Suit # 127573  
**Importance:** High

Mr. Shelton it is my understanding the above referenced suit is with appraisal. In the event we have 2 appraisals that vary greatly and we have to get a third appraisal, do you have any recommendations as to whom appraises these type of notes? If possible could you give the names of at least two so we are not down to the wire trying to find one last minute. Thanks, Kim.

*Kimberly Flournoy*  
Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC  
333 TEXAS STREET, 1400 REGIONS TOWER  
SHREVEPORT, LOUISIANA 71101  
TELEPHONE: 318-227-3500  
FACSIMILE: 318-227-3980

Curtis R. Shelton

Direct: 318-227-3306  
curtisshelton@arklatexlaw.com

Mailing address:

Post Office Box 1764  
Shreveport, LA 71166

September 21, 2018

VIA E-MAIL AND HAND DELIVERY

Hon. Julian C. Whittington  
Bossier Parish Sheriff  
Bossier Parish Sheriff's Office  
204 Burt Blvd  
Benton, LA 71006

Attention: Ms. Kimberly D. Flournoy  
Civil Division

Re: W. A. Lucky, III vs. Barbara Marie Carey Carr; number 127,573; Section F; 26th Judicial  
District Court; Bossier Parish, Louisiana

Dear Kim:

Enclosed please find the Notice to Appoint Appraiser, which I have executed to appoint Chad  
M. Garland as the appraiser for the plaintiff.

Please let me know if you have any questions. We appreciate your attention to this matter.

Yours very truly,



Curtis R. Shelton

CRS:hs

Encl.

**NOTICE TO APPOINT APPRAISER**  
**SHERIFF'S OFFICE**

Suit No: (08) 127573- Serial #: 52  
Date: Thursday, September 6, 2018

W. A. LUCKY, III  
VS  
BARBARA MARIE CAREY CARR

JULIAN C. WHITTINGTON, SHERIFF  
P.O. Box 850  
BENTON, LA 71008

Parish of Bossier  
26th Judicial District Court  
State of Louisiana


TO: LUCKY, III W.A. THROUGH ATTORNEYS OF RECORD CURTIS R. SHELTON  
333 TEXAS STREET, 1400 REGIONS TOWER  
SHREVEPORT, LA 71101

Please be advised that property named in the above captioned suit is being seized.

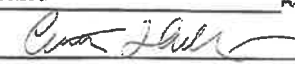
You are advised to name an appraiser to value the property, and to notify the sheriff of said appointment **WITHIN 10 DAYS FROM DATE OF SERVICE.**

If you should fail to appoint an appraiser or to notify the sheriff within the time designated, the sheriff shall appoint an appraiser for you.

JULIAN C. WHITTINGTON-SHERIFF &  
EX-OFFICIO TAX COLLECTOR  
BOSSIER PARISH

BY:   
KIM FLOURNOY

HEREBY APPOINT Chad M. Garland AS APPRAISER.

  
Curtis R. Shelton  
Attorney for Plaintiff  
W.A. Lucky, III

**Jean Horne**

---

**From:** Curtis R. Shelton <CurtisShelton@arklatexlaw.com>  
**Sent:** Friday, October 12, 2018 1:48 PM  
**To:** Kim Flournoy  
**Subject:** Suit # 127573  
**Attachments:** 10-12-18 - Shelton to Sheriff with Motion for Order Authorizing Reduced Sheriff's Commission.pdf; Motion for Order Authorizing Reduced Sheriff's Commission.pdf; Ex Parte Motion to Fix Appraisers' Fees.pdf

Dear Kim,

I am attaching three things to this message. The first two are a letter that I am mailing today with a Motion for Order Authorizing Reduced Sheriff's Commission. If the Sheriff will negotiate the commission that will be appreciated. I have prepared this in the same way that I usually prepare these for sheriff's sales. If something different needs to be done, please just let me know.

The third thing is an "Ex Parte Motion to Fix Appraisers' Fees." As we have discussed, it will likely not be possible to find someone to do the appraisal of the promissory note for the amount the Sheriff usually pays or even the \$50 that the statute authorizes without court approval. So, I have prepared this motion so that approval could be obtained for up to \$225 per hour. That is the amount the seizing creditor's appraiser charged, and I have no real doubt that Mr. Dean, appointed by the debtor, will charge that amount or more. (Mr. Dean is a senior partner in Heard, McElroy and Vestal.)

If the Ex Parte Motion to Fix Appraisers' Fees looks acceptable, I will sign it, mail a copy to the lawyers for the debtor, and have the original delivered to you. That will enable you to process it through and get the Court to sign the order before we run up toward the last minute.

Thank you very much for your time and diligence.

Curtis R. Shelton  
Ayres, Shelton, Williams, Benson & Paine, LLC  
14<sup>th</sup> Floor Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
318-227-3500 work  
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**AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC**  
333 TEXAS STREET, 1400 REGIONS TOWER  
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Curtis R. Shelton

Direct: 318-227-3306  
curtissshelton@arklatexlaw.com

Mailing address:

Post Office Box 1764  
Shreveport, LA 71166

October 12, 2018

VIA E-MAIL U.S. MAIL

Hon. Julian C. Whittington  
Bossier Parish Sheriff  
Bossier Parish Sheriff's Office  
P.O. Box 850  
Benton, LA 71006

Attention: **Ms. Kimberly D. Flournoy**  
**Civil Division**

Re: W. A. Lucky, III vs. Barbara Marie Carey Carr; number 127,573; Section F; 26th Judicial District Court; Bossier Parish, Louisiana

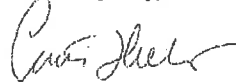
Dear Kim:

Enclosed please find a Motion for Order Authorizing Reduced Sheriff's Commission which I submit for the Sheriff's consideration.

I am not familiar with whether Sheriff Whittington does or does not do negotiated commissions, but I wanted to submit the enclosed as a request that he do so in this case. If Sheriff Whittington will agree to a reduced commission, the enclosed motion and order will need to be submitted to and approved by the Court before the scheduled sale date.

Please let me know if you have any questions. We appreciate your attention to this matter.

Yours very truly,



Curtis R. Shelton

Encl.  
CRS:hs

W.A. LUCKY, III

NUMBER: 127,573; SECTION F

VERSUS

26TH JUDICIAL DISTRICT COURT

BARBARA MARIE CAREY CARR

BOSSIER PARISH, LOUISIANA

**MOTION FOR ORDER AUTHORIZING  
REDUCED SHERIFF'S COMMISSION**

NOW INTO COURT come petitioner, W. A. LUCKY, III ("Lucky"), through undersigned counsel, and the HONORABLE JULIAN C. WHITTINGTON, IN HIS CAPACITY AS SHERIFF OF BOSSIER PARISH (the "Sheriff"), who respectfully move the Court as follows:

1.

Pursuant to a writ of *fiери facias* issued in the above captioned lawsuit, the Sheriff has seized and is advertising for sale the following described property:

That certain original promissory note dated November 2, 2017 made by Ronald William Lollar payable to Barbara Marie Carey Carr Lollar or her order in the principal amount of One Million Seven Hundred Thirty Thousand and No/100ths Dollars (\$1,730,000.00) plus interest thereon at the rate of four percent (4.0%) per annum until paid, payable in four (4) consecutive annual installments of \$100,046.00, the first such installment being due and payable on November 1, 2018, and a final balloon payment equal to all remaining principal and interest then due hereunder, due and payable on November 1, 2022.

2.

The writ of *fiери facias* herein is in the principal amount of One Million, Seven Hundred Ninety-Nine Thousand, Four Hundred Fifty and 52/100 Dollars (\$1,799,450.52), plus judicial interest on the aforesaid amount from the date of judicial demand until paid in full and all costs associated with this proceeding.

3.

Louisiana Revised Statutes 13:5530(A)(7) reads:

(7)(a) For commission on sales of property made by the sheriffs, three percent shall be allowed on the price of adjudication of immovable property, and six percent shall be allowed on the price of adjudication of movable property. As used herein, "the price of adjudication" shall mean the amount of the successful bid price at the sale conducted by the sheriff.

(b) When the amount necessary to be realized to satisfy any writ under which the property, movable or immovable, is to be offered for sale by the sheriffs is in excess of fifty thousand dollars, including interest and costs, the

sheriffs and the seizing creditor may, with the approval of the court, agree upon the fee or commission to be paid to the sheriffs for making the sale, irrespective of the rates hereinabove set forth, prior to the offer and adjudication of the property by the sheriffs.

(c) No agreement shall be valid which provides for a fee or commission in any case of less than fifteen hundred dollars.

4.

Lucky and the Sheriff have agreed that the amount of commission due the Sheriff as a result of a sale in this proceeding shall be 6% of the first \$50,000.00 of the sale price, 4% of that portion of the sale price exceeding \$50,000.00, but not exceeding \$450,000.00, and 2% of that portion of the sale price exceeding \$500,000.00, if any, but in no event shall the commission due the Sheriff upon a sale of the property be less than \$1,500.00. The agreement is attached hereto as Exhibit A. Lucky and Sheriff request that the Court approve this agreement as authorized by Louisiana Revised Statutes 33:5530(A)(7)(b).

WHEREFORE, W.A. LUCKY, III and the HONORABLE JULIAN C. WHITTINGTON, IN HIS CAPACITY AS SHERIFF OF BOSSIER PARISH pray that the agreement described in paragraph 3 and attached hereto be approved by this Court, and that the Court fix the amount of the Sheriff's commission in accordance with that agreement.

AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC

By: 

Curtis R. Shelton  
La. Bar Roll No. 17137  
Suite 1400, Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
(318) 227-3500  
(318) 227-3306 - Direct Dial  
(318) 227-3806 - Direct Facsimile  
(318) 470-9010 - Cell Phone  
E-mail: curtisshelton@arklatexlaw.com

ATTORNEYS FOR W.A. LUCKY, III

JULIAN C. WHITTINGTON, IN HIS CAPACITY  
AS SHERIFF OF BOSSIER PARISH

**CERTIFICATE**

I HEREBY CERTIFY that a copy of this Motion for Order Authorizing Reduced Sheriff's Commission, along with the order prepared to be submitted thereon, was served upon Barbara Marie Carey Carr Lollar f/k/a Barbara Marie Carey Carr, by depositing same in the United States mail properly addressed as follows and with adequate first-class postage thereon:

Mr. James Davis Powell  
Davidson Summers  
330 Marshall St., Suite 1114  
Shreveport LA 71101.

Shreveport, Louisiana, this 12th day of October, 2018.

  
\_\_\_\_\_  
OF COUNSEL

**ORDER**

CONSIDERING THE FOREGOING motion and the agreement attached thereto,

IT IS HEREBY ORDERED THAT, in accordance with Louisiana Revised Statutes 13:5530(A)(7), the Sheriff's commission that shall be payable on account of the sale of the property to be sold under the writ of *feri facias* in the above referenced lawsuit shall be reduced in accordance with Louisiana Revised Statutes 13:5530(A)(7) to the following percentage of the amount of the successful bid price at the sale conducted by the Sheriff:

6% of first \$50,000.00; plus  
4% of next \$450,000.00; plus  
2% of balance,

provided that the Sheriff's office is guaranteed a minimum commission of \$1,500.00 upon a sale of the property.

READ AND SIGNED at Benton, Bossier Parish, Louisiana, this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
DISTRICT JUDGE

**EXHIBIT A**

**NEGOTIATED AGREEMENT FOR REDUCED SHERIFF'S COMMISSION**

RE: W. A. LUCKY, III VERSUS BARBARA MARIE CAREY CARR, NUMBER: 127,573,  
26TH JUDICIAL DISTRICT COURT, BOSSIER PARISH, LOUISIANA

By agreement between W. A. Lucky, III, through its undersigned attorney of record, and the Honorable Julian C. Whittington, in his capacity as Sheriff of Bossier Parish, it is agreed that, subject to the approval of the 26th Judicial District Court, the Sheriff's commission that shall be payable on account of the sale of the property to be sold under the writ of *fiери facias* in the above referenced lawsuit shall be reduced in accordance with Louisiana Revised Statutes 13:5530(A)(7) to the following percentage of the amount of the successful bid price at the sale conducted by the Sheriff:

6% of first \$50,000.00; plus  
4% of next \$450,000.00; plus  
2% of balance,


provided that the Sheriff's office is guaranteed a minimum commission of \$1,500.00 upon the sale of the property.

BENSON &

AYRES, SHELTON, WILLIAMS,  
PAINE, LLC

\_\_\_\_\_  
JULIAN C. WHITTINGTON,  
Sheriff, Bossier Parish, Louisiana

By: \_\_\_\_\_

  
Curtis R. Shelton

La. Bar Roll. No. 17137  
Suite 1400, Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
(318) 227-3500  
(318) 227-3306 - Direct Dial  
(318) 227-3806 - Direct Facsimile  
(318) 470-9010 - Cell Phone  
E-mail: curtisshelton@arklatexlaw.com

ATTORNEYS FOR W. A. LUCKY, III

W.A. LUCKY, III

NUMBER: 127,573; SECTION F

VERSUS

26TH JUDICIAL DISTRICT COURT

BARBARA MARIE CAREY CARR

BOSSIER PARISH, LOUISIANA

**EX PARTE MOTION TO FIX APPRAISERS' FEES**

NOW INTO COURT comes the HONORABLE JULIAN C. WHITTINGTON, IN HIS CAPACITY AS SHERIFF OF BOSSIER PARISH (the "Sheriff"), who respectfully moves the Court as follows:

1.

The Sheriff has received a writ of *feri facias* herein is in the principal amount of One Million, Seven Hundred Ninety-Nine Thousand, Four Hundred Fifty and 52/100 Dollars (\$1,799,450.52), plus judicial interest on the aforesaid amount from the date of judicial demand until paid in full and all costs associated with this proceeding.

2.

Pursuant to the writ of *feri facias* issued in the above captioned lawsuit, the Sheriff has seized and is advertising for sale the following described property, hereinafter referred to as the "Promissory Note":

That certain original promissory note dated November 2, 2017 made by Ronald William Lollar payable to Barbara Marie Carey Carr Lollar or her order in the principal amount of One Million Seven Hundred Thirty Thousand and No/100ths Dollars (\$1,730,000.00) plus interest thereon at the rate of four percent (4.0%) per annum until paid, payable in four (4) consecutive annual installments of \$100,046.00, the first such installment being due and payable on November 1, 2018, and a final balloon payment equal to all remaining principal and interest then due hereunder, due and payable on November 1, 2022.

3.

Under paragraph A of Louisiana Revised Statutes 13:4363, the Sheriff served written notice on the debtor and on the seizing creditor directing each to name an appraiser to value the Promissory Note and to notify the Sheriff of such appointment.

4.

Each of the debtor and on the seizing creditor notified the Sheriff of the appointment of an appraiser. The Sheriff received notice that the following persons were being appointed by the debtor and the seizing creditor:

- A. The debtor, Barbara Marie Carey Carr, appointed Mr. John Dean of Business Valuation Consultants of Shreveport; and
- B. The seizing creditor, W.A. Lucky, III, appointed Mr. Chad M. Garland.

5.

Each of Mr. John Dean and Mr. Chad M. Garland is a certified public accountant who has an ABV accreditation and CVA designation. ABV is an Accredited in Business Valuation credential from the AICPA (American Institute of Certified Public Accountants). CVA is a Certified Valuation Analyst designation from NACVA (National Association of Certified Valuers and Analysts).

6.

It is possible that the appraisers appointed by the debtor and the seizing creditor will agree on the value of the Promissory Note. It is also possible that they will not. Paragraph B of Louisiana Revised Statutes 13:4365 provides for situations in which the appraisers appointed by the debtor and the seizing creditor do not agree. It reads:

B. If the appraisers cannot agree, and (1) the difference in value between the two appraisals does not exceed two hundred and fifty thousand dollars, and (2) the value assigned by the lower of the two appraisers is at least ninety percent of the value assigned by the higher of the two appraisers, then the sheriff shall average the two figures and use the average as the appraised value for purposes of determining the opening bid. In those cases where the two appraisers do not agree and the values are not within the averaging limits, then the sheriff shall appoint a third appraiser, who shall also be sworn, and whose decision shall be final.

7.

The Sheriff will appoint a third appraiser if: (a) the appraisers appointed by the debtor and the seizing creditor do not agree on the value of the Promissory Note, and (b) the appraisals are not subject to being averaged under paragraph B of Louisiana Revised Statutes 13:4365. It may also be necessary for the Sheriff to appoint an appraiser if the debtor or the seizing creditor does not timely deliver an appraisal.

8.

The Sheriff intends that any appraiser he appoint be a person who is qualified by education, skill or experience to appraise the Promissory Note. Such person may be a certified public accountant, may hold an ABV accreditation and/or CVA designation, or may be otherwise qualified by education, skill or experience. In any event, the Sheriff foresees that such a person

will require payment of more than the flat fee of fifty dollars allowed by paragraph A of Louisiana Revised Statutes 13:4366 for appraisals of movable property.

9.

Louisiana Revised Statutes 13:4366 reads:

A.(1) The fees of the appraisers shall be fixed by the sheriff at not more than fifty dollars on movables, and not less than one hundred dollars nor more than three hundred fifty dollars on immovable property for each appraiser.

(2) On *ex parte* motion of the sheriff, the court may order a fee to be paid in excess of fifty dollars on movable items and in excess of three hundred fifty dollars on immovable property if, in the court's judgment, the property cannot be adequately appraised at the fees established in Paragraph (1) of this Subsection. The sheriff shall attach to the motion a statement of the reasons for requesting payment of the excess fees before the court can authorize a payment in excess of the established fees.

(3) A party to an action or proceeding who acts as an appraiser is not entitled to a fee.

B. The fees of appraisers shall be taxed as costs.

(Emphasis added).

10.

For the reasons stated herein and in Exhibit A attached hereto, the Sheriff believes that it is necessary that a fee of more than fifty dollars be paid to any appraiser appointed by the Sheriff herein to appraise the Promissory Note. The Sheriff believes that it is necessary that any such appraiser be paid a fee calculated on an hourly rate basis of up to \$225.00 per hour, which is the amount that the Sheriff has been informed is being charged by the seizing creditor's appraiser.

11.

Paragraph A of Louisiana Revised Statutes 13:4363 requires that the appraisal of the debtor and seizing creditor shall be made and delivered to the Sheriff at least two days, exclusive of holidays, prior to the time of the sale.

12.

The sale of the Promissory Note is presently scheduled herein for October 24, 2018, at 10:00 a.m. That means that the appraisals of the debtor and the seizing creditor are required to be delivered to the Sheriff by Friday, October 19, 2018. Upon receipt of the debtor's and seizing creditor's appraisals, the Sheriff will have two business days in which to appoint any appraiser

who is required to be appointed by the Sheriff. Therefore, the Sheriff believes that this motion is both necessary and timely.

13.

Because the seizing creditor shall be required to advance the costs of any appraiser who is required to be appointed by the Sheriff, the seizing creditor has joined in this motion.

WHEREFORE, THE HONORABLE JULIAN C. WHITTINGTON, IN HIS CAPACITY AS SHERIFF OF BOSSIER PARISH prays that, under Louisiana Revised Statutes 13:4366 ¶A(2), the Sheriff be authorized to pay a fee calculated on an hourly rate basis of up to \$225.00 per hour to any appraiser appointed by the Sheriff herein to appraise the Promissory Note described in paragraph 2, and with such fees to be taxes as costs under Louisiana Revised Statutes 13:4366 ¶B.

JULIAN C. WHITTINGTON, IN HIS CAPACITY  
AS SHERIFF OF BOSSIER PARISH

AYRES, SHELTON, WILLIAMS, BENSON &  
PAINE, LLC

By: \_\_\_\_\_  
Curtis R. Shelton  
La. Bar Roll No. 17137  
Suite 1400, Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
(318) 227-3500  
(318) 227-3306 - Direct Dial  
(318) 227-3806 - Direct Facsimile  
(318) 470-9010 - Cell Phone  
E-mail: curtisshelton@arklatexlaw.com

ATTORNEYS FOR W.A. LUCKY, III, SEIZING  
CREDITOR

**CERTIFICATE**

I HEREBY CERTIFY that a copy of this *Ex Parte* Motion to Fix Appraisers' Fees, along with the order prepared to be submitted thereon, was served upon Barbara Marie Carey Carr Lollar f/k/a Barbara Marie Carey Carr, by depositing same in the United States mail properly addressed as follows and with adequate first-class postage thereon:

Mr. James Davis Powell  
Davidson Summers  
330 Marshall St., Suite 1114  
Shreveport LA 71101.

Shreveport, Louisiana, this \_\_\_\_ day of October, 2018.

---

OF COUNSEL

**ORDER**

CONSIDERING THE FOREGOING *Ex Parte* Motion to Fix Appraisers' Fees and Exhibit A attached thereto,

IT IS HEREBY ORDERED THAT, in accordance with Louisiana Revised Statutes 13:4366 ¶A(2), the Sheriff be and is hereby authorized to pay a fee calculated on an hourly rate basis of up to \$225.00 per hour to any appraiser appointed by the Sheriff herein to appraise the Promissory Note described in paragraph 2 of the aforesaid motion, and with such fees to be taxed as costs under Louisiana Revised Statutes 13:4366 ¶B.

READ AND SIGNED at Benton, Bossier Parish, Louisiana, this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
DISTRICT JUDGE

EXHIBIT A

STATEMENT OF THE REASONS FOR  
REQUESTING PAYMENT OF EXCESS FEES

RE: W. A. LUCKY, III VERSUS BARBARA MARIE CAREY CARR, NUMBER: 127,573,  
26TH JUDICIAL DISTRICT COURT, BOSSIER PARISH, LOUISIANA

1. The undersigned, the Honorable Julian C. Whittington, in his capacity as Sheriff of Bossier Parish (the "Sheriff"), has received a writ of *feri facias* in the above referenced lawsuit. The writ is in the principal amount of One Million, Seven Hundred Ninety-Nine Thousand, Four Hundred Fifty and 52/100 Dollars (\$1,799,450.52), plus judicial interest on the aforesaid amount from the date of judicial demand until paid in full and all costs associated with this proceeding.

2. Pursuant to the writ of *feri facias*, the Sheriff has seized and is advertising for sale the following described property, hereinafter referred to as the "Promissory Note":

That certain original promissory note dated November 2, 2017 made by Ronald William Lollar payable to Barbara Marie Carey Carr Lollar or her order in the principal amount of One Million Seven Hundred Thirty Thousand and No/100ths Dollars (\$1,730,000.00) plus interest thereon at the rate of four percent (4.0%) per annum until paid, payable in four (4) consecutive annual installments of \$100,046.00, the first such installment being due and payable on November 1, 2018, and a final balloon payment equal to all remaining principal and interest then due hereunder, due and payable on November 1, 2022.

3. The Sheriff has served written notice on the debtor and on the seizing creditor directing each to name an appraiser to value the Promissory Note and to notify the Sheriff of his appointment.

4. Each of the debtor and the seizing creditor notified the Sheriff of the appointment of an appraiser. The Sheriff received notice that the following persons were being appointed by the debtor and on the seizing creditor:

- A. The debtor, Barbara Marie Carey Carr, appointed Mr. John Dean of Business Valuation Consultants of Shreveport; and
- B. The seizing creditor, W.A. Lucky, III, appointed Mr. Chad M. Garland.

5. Each of Mr. John Dean and Mr. Chad M. Garland is a CPA and has an ABV accreditation and CVA designation. ABV is an Accredited in Business Valuation credential from the AICPA (American Institute of Certified Public Accountants). CVA is a Certified Valuation Analyst designation from NACVA (National Association of Certified Valuators and Analysts).

6. It is possible that the appraisers appointed by the debtor and the seizing creditor will agree on the value of the Promissory Note. It is also possible that they will not.

7. The Sheriff will appoint a third appraiser if: (a) the appraisers appointed by the debtor and the seizing creditor do not agree on the value of the Promissory Note, and (b) the appraisals are not subject to being averaged under paragraph B of Louisiana Revised Statutes 13:4365. It may also be necessary for the Sheriff to appoint an appraiser if the debtor or the seizing creditor do not timely deliver an appraisal.

8. If it is necessary for the Sheriff to appoint an appraiser, the Sheriff intends to appoint a person who would be qualified by education, skill or experience to appraise the Promissory Note. Such person may be a certified public accountant, may hold an ABV accreditation and/or CVA designation, or may be otherwise qualified by education, skill or experience. In any event, the Sheriff foresees that such a person will require payment of more than the flat fee of fifty dollars allowed by paragraph A of Louisiana Revised Statutes 13:4366 for appraisals of movable property.

9. The property described in paragraph 2 (a promissory note) is not of the kind routinely appraised by persons who appraise property for the Sheriff for a flat fee. Therefore, the Sheriff believes that it is necessary that a fee of more than fifty dollars be paid to any appraiser appointed by the Sheriff to appraise the Promissory Note. The Sheriff believes that it is necessary that any such appraiser be paid a fee calculated on an hourly rate basis of up to \$225.00 per hour. The Sheriff has been informed that \$225.00 per hour is the amount being charged by the seizing creditor's appraiser, Mr. Chad M. Garland. The Sheriff would believe that Mr. John Dean would charge an hourly fee of at least \$225.00 per hour.

10. In any and all events, the seizing creditor will be required to advance the costs of any appraiser who is required to be appointed by the Sheriff.

---

JULIAN C. WHITTINGTON,  
Sheriff, Bossier Parish, Louisiana

**Jean Horne**

---

**From:** Curtis R. Shelton <CurtisShelton@arklatexlaw.com>  
**Sent:** Friday, October 12, 2018 8:53 AM  
**To:** Kim Flournoy  
**Subject:** Suit # 127573  
**Attachments:** 10-12-18 - Sheriff Letter.pdf

Dear Kim,

Attached please find the executed oath and appraisal sheet for the plaintiff's appraisal. The originals of the attached will be delivered to you today.

Curtis R. Shelton  
Ayres, Shelton, Williams, Benson & Paine, LLC  
14<sup>th</sup> Floor Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
318-227-3500 work  
318-227-3306 direct  
318-470-9010 mobile  
318-227-3806 facsimile  
[www.arklatexlaw.com](http://www.arklatexlaw.com)

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AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC  
333 TEXAS STREET, 1400 REGIONS TOWER  
SHREVEPORT, LOUISIANA 71101  
TELEPHONE: 318-227-3500  
FACSIMILE: 318-227-3980

Curtis R. Shelton

Direct: 318-227-3306  
curtisshelton@arkatextlaw.com

Mailing address:

Post Office Box 1764  
Shreveport, LA 71166

October 12, 2018

VIA E-MAIL AND HAND DELIVERY

Hon. Julian C. Whittington  
Bossier Parish Sheriff  
Bossier Parish Sheriff's Office  
204 Burt Blvd  
Benton, LA 71006

Attention: Ms. Kimberly D. Flournoy  
Civil Division

Re: W. A. Lucky, III vs. Barbara Marie Carey Carr; number 127,573; Section F; 26th Judicial  
District Court; Bossier Parish, Louisiana

Dear Kim:

Enclosed please find the Oath of Appraiser and the Appraisement Sheet, each of which has  
been sworn and signed by Mr. Chad M. Garland before a Notary Public.

Please let me know if you have any questions. We appreciate your attention to this matter.

Yours very truly,



Curtis R. Shelton

CRS:hs

Encl.

OATH OF APPRAISER

Suit No: (08) 127573	BENTON, LA
W. A. Lucky, III	26 <sup>th</sup> Judicial District
vs	Parish of Bossier
Barbara Marie Carey Carr	State of Louisiana

STATE OF LOUISIANA  
PARISH OF CADDO

BEFORE ME, the undersigned authority, personally came and appeared CHAD M. GARLAND, who, after being duly sworn, deposed and stated:

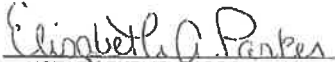
1. I, Chad M. Garland, have been appointed by the plaintiff, W. A. Lucky, III, to value the following described property to be sold in the above captioned lawsuit, being the promissory note which is described as follows:

That certain original promissory note dated November 2, 2017 made by Ronald William Lollar payable to Barbara Marie Carey Carr Lollar or her order in the principal amount of One Million Seven Hundred Thirty Thousand and No/100ths Dollars (\$1,730,000.00) plus interest thereon at the rate of four percent (4.0%) per annum until paid, payable in four (4) consecutive annual installments of \$100,046.00, the first such installment being due and payable on November 1, 2018, and a final balloon payment equal to all remaining principal and interest then due hereunder, due and payable on November 1, 2022; and

2. Further, I do hereby solemnly swear that I will make a true and just appraisal of the above described property, and that, in making said appraisal, I will act fairly and impartially and make a true value of what the above described property is worth in cash, to the best of my knowledge, information, and belief.

  
CHAD M. GARLAND

SWORN TO AND SUBSCRIBED before me, Notary Public, this 6<sup>th</sup> day of October, 2018.

  
NOTARY PUBLIC, CADDO PARISH  
Name: Elizabeth A. Parker  
Notary I.D./Bar Roll No.: 64118  
My commission expires: Life

ELIZABETH A. PARKER, NOTARY PUBLIC  
BOSSIER PARISH, LOUISIANA  
MY COMMISSION IS FOR LIFE  
NOTARY ID # 64118

### APPRAISEMENT SHEET

Suit No: (08) 127573	BENTON, LA
W. A. Lucky, III	26 <sup>th</sup> Judicial District
vs	Parish of Bossier
Barbara Marie Carey Carr	State of Louisiana

We, the undersigned, having been appointed to appraise the property advertised for sale by the Sheriff in the above entitled and numbered cause, do solemnly swear that in making said appraisement, we have acted fairly and impartially and have made a true value of what the said property is worth in cash, to the best of our knowledge, information, and belief.

Charles M. Garland  
1. Plaintiff (sheriff) Appraiser  
Sworn to and subscribed before me this  
5<sup>th</sup> day of October, 2018.

Elizabeth A. Parker  
Notary Public  
Name: Elizabeth A. Parker  
Notary I.D./Bar Roll No.: 69118  
My commission expires: Life

2. Defendant (sheriff) Appraiser  
Sworn to and subscribed before me this  
\_\_\_\_ day of \_\_\_\_\_, 2018.

Deputy Sheriff

3. Third (sheriff) Appraiser  
Sworn to and subscribed before me this  
\_\_\_\_ day of \_\_\_\_\_, 2018.

Deputy Sheriff

That certain original promissory note dated November 2, 2017 made by Ronald William Lollar payable to Barbara Marie Carey Carr Lollar or her order in the principal amount of One Million Seven Hundred Thirty Thousand and No/100ths Dollars (\$1,730,000.00) plus interest thereon at the rate of four percent (4.0%) per annum until paid, payable in four (4) consecutive annual installments of \$100,046.00, the first such installment being due and payable on November 1, 2018, and a final balloon payment equal to all remaining principal and interest then due hereunder, due and payable on November 1, 2022

\$173,000.00  
APPRAISEMENT

2/3 of Appraisement

<u>Charles M. Garland, CPA, ASA, ABU, CMA</u>	<u>\$173,000.00</u>
1. Plaintiff (sheriff) Appraiser	Appraisement
2. Defendant (sheriff) Appraiser	Appraisement
3. Third (sheriff) Appraiser	Appraisement

ATTORNEY: CURTIS R. SHELTON  
333 Texas street, Suite 1400  
Shreveport, LA 71101  
(318) 227-3500

ELIZABETH A. PARKER, NOTARY PUBLIC  
BOSSIER PARISH, LOUISIANA  
MY COMMISSION IS FOR LIFE  
NOTARY ID # 69118

**Jean Horne**

---

**From:** Kim Flournoy  
**Sent:** Tuesday, October 16, 2018 12:01 PM  
**To:** curtisshelton@arklatexlaw.com  
**Subject:** Suit # 127573 / W. A. LUCKY, III vs BARBARA MARIE CAREY CARR  
  
**Importance:** High

Mr. Shelton, the Sheriff has signed your paperwork for the above referenced suit. Please advise when you would like to come by and pick up. Thanks, Kim.

*Kimberly Flournoy*  
Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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**Jean Horne**

---

**From:** Kim Flournoy <kflournoy@bossiersheriff.com>  
**Sent:** Tuesday, October 23, 2018 4:27 PM  
**To:** Patrick Lacour, CIA, CVA  
**Subject:** RE: Ex Parte Motion to Fix Appraisers' Fees

Thank you!

*Kimberly Flournoy*  
Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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**From:** Patrick Lacour, CIA, CVA [<mailto:patrick@whitehalladvisors.net>]  
**Sent:** Tuesday, October 23, 2018 8:25 AM  
**To:** Kim Flournoy  
**Cc:** Curtis R. Shelton  
**Subject:** Re: Ex Parte Motion to Fix Appraisers' Fees

Kim,

Please see invoice #1129 attached for the promissory note appraisalment.

Patrick Lacour, CIA, CVA  
Whitehall Advisors  
318-769-9711

On Mon, Oct 22, 2018 at 8:34 AM Patrick Lacour, CIA, CVA <[patrick@whitehalladvisors.net](mailto:patrick@whitehalladvisors.net)> wrote:

Kim,

Please see attached. I'll be driving up shortly.

**Jean Horne**

---

**From:** Patrick Lacour, CIA, CVA <patrick@whitehalladvisors.net>  
**Sent:** Monday, October 22, 2018 8:34 AM  
**To:** kflournoy@bossiersheriff.com  
**Cc:** Curtis R. Shelton; Patrick Lacour, CIA, CVA  
**Subject:** Re: Ex Parte Motion to Fix Appraisers' Fees  
**Attachments:** image001.jpg; Whitehall\_Lollar\_Note\_Appraisement.PDF

Kim,

Please see attached. I'll be driving up shortly.

Patrick Lacour, CIA, CVA  
Whitehall Advisors  
318-769-9711

On Fri, Oct 19, 2018 at 10:54 AM Kim Flournoy <kflournoy@bossiersheriff.com> wrote:

Mr. Shelton, I spoke with Mr. Lacour and he will be by our office on Monday to sign the form. Thank you both for your help and have a great weekend!

*Kimberly Flournoy*

Bossier Sheriff's Office

(318) 935-2032 Phone

(318) 965-3448 Fax



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**From:** Curtis R. Shelton [mailto:[CurtisShelton@arklatexlaw.com](mailto:CurtisShelton@arklatexlaw.com)]  
**Sent:** Friday, October 19, 2018 7:46 AM  
**To:** Kim Flournoy; Patrick Lacour  
**Subject:** Re: Ex Parte Motion to Fix Appraisers' Fees

Mr. Lacour has reported he can have an appraisal by noon Tuesday. I am copying him with this message. Can he perhaps sign the appraiser's oath before a notary in Alexandria and email you a copy and then give you the original with the appraisal? Or is there something else you need him to come sign or do today? If you reply all to this message, Mr. Lacour will also receive it.

Curtis R. Shelton

14th Floor Regions Tower, 333 Texas Street (71101)

P.O. Box 1764

Shreveport, LA 71166

(318) 227-3306

Cell: (318) 470-9010

On Oct 18, 2018, at 3:04 PM, Kim Flournoy <[kflournoy@bossiersheriff.com](mailto:kflournoy@bossiersheriff.com)> wrote:

Mr. Shelton, I have the Sheriff's signature on the Ex Parte Motion to Fix Appraisers' Fees. Would you like a runner to pick up to file with the Clerks office? Also, is Mr. Lacour going to be able to come by tomorrow and sign the Appraiser form? We need to have it ASAP. Thank you so much for your help!

*Kimberly Flournoy*

Bossier Sheriff's Office

(318) 935-2032 Phone

(318) 965-3448 Fax

<image001.jpg>

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WHITEHALL ADVISORS, LLC  
3820A BAYOU RAPIDES RD • ALEXANDRIA, LA 71303

October 22, 2018

Hon. Julian C. Whittington  
Bossier Sheriff's Office  
204 Burt Boulevard  
Benton, LA 71006

RE: FMV of Promissory Note  
100% Interest

Dear Sheriff Whittington,


I have performed a calculation engagement in accordance with the Statement on Standards for Valuation Services ("SSVS") of the American Institute of Certified Public Accountants and the professional standards of the National Association of Certified Valuation Analysts.

I have performed certain calculation procedures to estimate the fair market value, as of October 19, 2018, of that certain original promissory note dated November 2, 2017 made by Ronald William Lollar payable to Barbara Marie Carey Carr Lollar or her order in the principal amount of One Million Seven Hundred Thirty Thousand and No/100ths Dollars (\$1,730,000.00) plus interest thereon at the rate of four percent (4%) per annum until paid, payable in four (4) consecutive annual installments of \$100,046.00, the first such installment being due and payable on November 1, 2018, and a final balloon payment equal to all remaining principal and interest then due hereunder, due and payable on November 1, 2022 ("said property").

My procedures and calculation were based on information drawn from public records recorded with the Bossier Parish clerk of court. The calculated value in this report is intended to be used for the public auction on or about Wednesday, October 24, 2018. A calculation engagement does not include all of the procedures required in a valuation engagement; had a valuation engagement been performed, the results may have been different. While a calculation engagement was more appropriate given the abbreviated time schedule, I have acted fairly and impartially and do hereby offer my sincere opinion of true value of the said property in cash to the best of my knowledge, information, and belief.

➤ Appraisalment of said property:	\$ 157,009.22
➤ 2/3rds of Appraisalment of said property:	\$ 104,672.81

I appreciate this opportunity to serve you. My worksheet of these calculations and my curriculum vitae are attached for your records. Should you have any questions with respect to the issues we have discussed, we encourage you to call me.

  
Patrick Lacour, CIA, CVA

Attachment

Worksheet - FMV for Public Auction  
Promissory Note of Magnolia Island Plantation, LLC  
26th JDC, Dockets 127,573, Div "F" and 155,382, Div "A"  
As of October 24, 2018

The fair market value of a promissory note was lower than the sum of unpaid principal and accrued interest.  
To the lender, the fair market value of a promissory note equals the present value of future principal and interest payments discounted at a risk-adjusted rate of return to the valuation date.

To value a debt instrument, the following are taken into consideration:

- 1.) the history of the debt instrument; and
- 2.) the terms of the legal documents governing the obligation; and
- 3.) the financial position and credit risk of the debtor; and
- 4.) any assets that serve as collateral or otherwise affect the creditor's position; and
- 5.) the probability that the creditor will be repaid in full on time.

Schedule of Required Yield for FMV Instrument		
Base yield	7.5%	Current U.S. Prime 5.25% plus 2.25%
Adjustments:		
1.) Lack of liquidity	10.0%	Vender's lien attached; borrowing company formed two days before transaction
2.) Lack of marketability	5.0%	Related party transaction between husband and wife; no personal guarantee given
3.) Quality of borrower	10.0%	Magnolia Island Plantation, LLC formed 10/31/17; no credit history, no payment history
4.) Quality of collateral	7.0%	Cloudy title; Notice of Lis Pendens filed 2/20/18, instrument #1105201
5.) Coverage of collateral to note	5.0%	Per Glenn A. "Russ" Wilson, Jr. MAI 280.135 acres @ 64k/acre is only ~\$1.12M (~65%)
6.) Loan duration/term	4.0%	Based on 30 year term rather than commercial terms of 10 to 15 years
7.) Payment frequency	0.0%	Annual; commercial loan standards are monthly; conversion to monthly performed to adjust
8.) Default provisions	0.0%	Evident
9.) Protective covenants	10.0%	Working capital requirements, interest coverage and debt/equity ratios etc absent from credit sale deed
10.) Restrictive covenants	10.0%	Seller's mortgage (not assignable); transferability of note depends on approval of borrower
Monthly payout rate	68.5%	
Convert to annual convention	94.7%	
Required yield used	95.0%	

Note Valuation Table							
Terms of the Note:							
Principal balance (face value)		\$	1,730,000				
Annual interest rate			4.0%				
Annual installment payment		\$100,046.07					
Required yield (market interest rate)			95.0%				
Issue date			11/2/2017				
Maturity date			11/1/2022				
Valuation date			10/19/2018				
Year/Period	Date	Beginning Principal	Principal Payments	Interest Payment	Ending Balance	PV Factor	PV of Cash Flow
1	11/1/2018	\$ 1,730,000.00	\$ 30,646.07	\$ 69,200.00	\$ 1,699,153.93	0.513	\$51,305.68
2	11/1/2019	1,699,153.93	32,079.91	67,966.16	1,667,074.01	0.263	\$26,310.60
3	11/1/2020	1,667,074.01	33,363.11	66,682.96	1,633,710.90	0.135	\$13,492.62
4	11/1/2021	1,633,710.90	34,697.64	65,348.44	1,599,013.27	0.069	\$6,919.29
5	11/1/2022	1,599,013.27	1,599,013.27	63,960.53	-	0.035	\$58,981.03
Totals			\$ 1,730,000.00	\$ 333,158.08			\$157,009.22

***Patrick Lacour, CIA, CVA  
3820A Bayou Rapides Road  
Alexandria, Louisiana 71303***

**EDUCATION**

Louisiana State University, Baton Rouge, Louisiana; B.S. Accounting	1993
--	------

**LICENSES AND ACCREDITATIONS**

Certified Internal Auditor	1996
Certified Valuation Analyst	2013

**PROFESSIONAL AFFILIATIONS - CURRENT**

Member of Institute of Internal Auditors  
Member of National Association of Certified Valuation Analysts

**WORK EXPERIENCE**

Whitehall Advisors, L.L.C. Co-Owner and Manager	2007 – Present
Cleco Corporation Sr. Internal Auditor / Director of Controls	2000 – 2007
Exxon Company, USA Sr. Internal Auditor	1992 - 2000

**FORENSICS AND VALUATION EXPERIENCE**

Mr. Lacour has been admitted as an expert witness in the 4<sup>th</sup>, 9<sup>th</sup> and 12<sup>th</sup> judicial districts of the State of Louisiana and the U.S. District Court for the Middle District of Louisiana. He has performed valuations of:

- |  |                                    |
|--|------------------------------------|
| • Federal Gift and Estate Taxes          | • Professional Services Companies  |
| • Community Property Settlements         | • Medical Clinics                  |
| • Automotive Dealers                     | • Ambulatory Surgical Centers      |
| • Construction and Contracting Companies | • Mergers and Acquisitions         |
| • Convenience Stores                     | • Non-profit organizations         |
| • Oil and Gas Distribution Companies     | • Real Estate Investment Companies |
| • Oilfield Service Companies             | • Rental Car Agencies              |

**Jean Horne**

---

**From:** Kim Flournoy <kflournoy@bossiersheriff.com>  
**Sent:** Tuesday, October 23, 2018 8:05 AM  
**To:** Curtis R. Shelton  
**Subject:** RE: Suit # 127573

Thank you so much for your help in everything. I apologize for being so needy, this suit has been a learning experience for me. Have a great day!

*Kimberly Flournoy*  
Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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**From:** Curtis R. Shelton [<mailto:CurtisShelton@arklatexlaw.com>]  
**Sent:** Monday, October 22, 2018 5:49 PM  
**To:** Kim Flournoy  
**Subject:** RE: Suit # 127573

Kim,

He said he will send an invoice tomorrow.

Curtis R. Shelton  
Ayres, Shelton, Williams, Benson & Paine, LLC  
14<sup>th</sup> Floor Regions Tower  
333 Texas Street (71101)  
P. O. Box 1764  
Shreveport, LA 71166-1764  
318-227-3500 work  
318-227-3306 direct  
318-470-9010 mobile  
318-227-3806 facsimile  
[www.arklatexlaw.com](http://www.arklatexlaw.com)

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**From:** Kim Flournoy [mailto:kflournoy@bossiersheriff.com]  
**Sent:** Monday, October 22, 2018 4:28 PM  
**To:** Curtis R. Shelton  
**Subject:** Suit # 127573  
**Importance:** High

Mr. Shelton, would you please ask Mr. Lacour to get me an invoice ASAP so I can build it into my suit cost?  
Thank and have a great day!

*Kimberly Flournoy*  
Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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Jean Horne

From: Kim Flournoy <kflournoy@bossiersheriff.com>  
 Sent: Friday, October 26, 2018 2:50 PM  
 To: Peggy Devine  
 Subject: SUIT # 127573

Peggy, please do not do these checks yet please until I double check with Jean. Thanks, Kim

Sheriff Case Management System - Kim Flournoy

Exit Build

Docket  
 Garnishments  
 Movables

Case  
 Cash  
 Card  
 Sales List  
 Generate Letter

Case # 08 127573 Edit Search

Services Hide Payments Exit

Service Information

Service ID: 397631 Amount: \$72,234

Serial #: 69 Balance Due: \$0

Code: PSSRE Total Amt Due: \$0

Release Dt: 10/26/2018 Recv. Date: 10/26/18 2:45

Description: Proceeds from Sheriff Sale Real Property

Billing Party: Shelton, Curtis R Filing Party: Shelton, Curtis

Comments: PAY TO AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC & W.A. LU

Payments

Applied Date	\$ Applied	Applied By	Payment Date	\$ Received
Posted	Posted Date	Create	Vendor	Voucher
10/26/2018	\$72,234.88	kflournoy	10/24/2018	\$105,000
			AYRFS0100	S-397631

Sheriff Case Management System - Kim Flournoy

Exit Build

Docket  
Garnishments  
Movables  
  
Case  
  
Cash  
  
Card  
  
Sales List  
  
Generate Letter

BOSSIER PARISH SHERIFF'S OFFICE - CIVIL DEPARTMENT  
Case # 08 127573 Edit  
Search  
Services  
Service Information  
Service ID: 397381 Amount: \$1,500  
Serial #: 68 Balance Due: \$0  
Code: REFADVDEPM Total Amt Due: \$0  
Release Dt: 10/24/2018 Recv. Date: 10/24/18 11:56  
Description: Refund Advance Deposit Movable  
Billing Party: Shelton, Curtis R Filing Party: Shelton, Curtis  
Comments: PAY TO AYRES, SHELTON, WILLIAMS, BENSON & PAINE, LLC  
Payments  

Payments					
Applied Date	\$ Applied	Applied By	Payment Date	\$ Received	
Posted	Posted Date	Create	Vendor	Voucher	
10/24/2018	\$1,500.00	kflournoy	10/24/2018	\$105.00	
<input checked="" type="checkbox"/>	10/24/2018		AYRES0100	S-397381	

Kimberly Flournoy  
Bossier Sheriff's Office  
(318) 935-2032 Phone  
(318) 965-3448 Fax



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**Jean Horne**

---

**From:** Kim Flournoy <kflournoy@bossiersheriff.com>  
**Sent:** Tuesday, October 30, 2018 10:48 AM  
**To:** Peggy Devine  
**Subject:** SUIT # 127573

Checks are good and ready to go on the above reference suit! Thank you!!

*Kimberly Flournoy*  
Bossier Sheriff's Office  
(318) 935-2032 Phone  
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